

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
06/17/2022 - 7:51pm	Question	How will added units address affordability How will lack of water factor into increasing population in Berkeley Why doesn't UC Berkeley house it's student population Why hasn't it EVER been required to-it is 1 of the largest campuses @ 1232 acres -Public transportation needs		5338	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 12:16pm	Suggestion	I came to Berkeley more than 70 years ago, educated in local schools and UC. I own a couple of homes in Berkeley. I'm adamantly opposed to increasing the housing stock in Berkeley. The town is too dense already. We need more trees & less people. WE DON'T HAVE THE WATER!		5340	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	5
06/23/2022 - 12:13pm	Needs Love	Hey NIMBY bigot. I get it...you and I are getting rich on our property appreciation. But if you want someone to pour you that latte or put out your housefire...more shelter for those humans is required.		5340	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:27pm	Needs Love	Lack of water is an issue regardless. Not building housing won't make the people who are unhoused just not need access to resources. And we can build trees and housing		5340	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 5:56pm	Missing	The parking constrains section should be rejected for failing to analyze B.M.C. 14.72.080.C, which excludes various new housing types from eligibility for RPP permits, reducing their value and violating the non-discrimination principles for RPP's under state law.		5342	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	1
07/14/2022 - 5:32pm	Missing	I wish I understood this.		5342	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:01pm	Missing	H-33 lacks any reasonable detail. Berkeley should commit itself to, at a minimum, meeting the state law deadlines for completeness, CEQA, and approval phases. Additionally, Berkeley should commit to reducing abuse of incompleteness findings.		5343	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 9:04pm	Missing	By-right" development seems to result in decimation of invigorating, healthful, restorative interesting cities and towns. There need to be objective standards that protect and encourage solar energy, trees, and other life-necessities. Pay planners another way than by developers		5343	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:05pm	Missing	Fails to acknowledge that Berkeley often alleges items as incomplete in secondary rounds, when those items were not alleged incomplete in prior rounds, in violation of the PSA. Berkeley needs to acknowledge and promise non-recurrence.		5344	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/23/2022 - 12:28pm	Needs Love	Slowing down housing development is a feature, not a bug for them. :)		5344	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:06pm	Missing	Berkeley fails to acknowledge that these deadlines are prima facie evidence that Berkeley is violating state housing law deadlines, as the sum of such deadlines for CEQA-exempt projects is only 120 days, yet Berkeley lists average times of 2-24 months.		5345	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/18/2022 - 6:08pm	Needs Love	A naked assertion that isn't accurate or relevant. It's not accurate because the BMC states "the city" will act on time, rather than the legally-revelant "lead agency" It's irrelevant, because city doesn't follow their own code, as they admit down-paragraph.		5346	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:10pm	Missing	Staff determinations of CEQA-level of review DO NOT satisfy PRC 21080.1/2 Berkeley was put on notice by HCD in their letter dated June 3, 2022, that the staff determinations were not sufficient. Berkeley must promise the "lead agency" (usually ZAB) will comply.		5347	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:41pm	Missing	Berkeley STAFF decided that the kiosks did not need an Environmental Impact Report. Yuck. Was someone paid off?		5347	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:11pm	Missing	Even in non-CEQA-exempt cases, PRC 21080.1/2 requires more than staff recommendations. The implication of this paragraph that the primary issue is a lack of public data transparency (that is also an issue) is a distraction from the underlying illegality.		5348	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:42pm	Missing	Lots of illegality. Where is our city attorney? This is frankly insulting. Berkeley is basically asking for a bribe for faster processing, while taking illegally long to approve if you don't pay the bribe		5348	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:12pm	Needs Love	This must not be tolerated while Berkeley continues to illegally delay housing.		5349	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
06/18/2022 - 6:14pm	Missing	The Accela system is generally not useful for monitoring, unless there is a specific known project of interest. There are no reasonable tools for identifying all pending housing projects and monitoring them to ensure Berkeley is complying with state law.		5350	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:18pm	Missing	Per HCD's June 3, 2022 letter, staff recommendations of CEQA level DO NOT satisfy PRC 21080.1/2. The HP-37 program should be amended to go beyond merely increasing transparency of Berkeley's irrelevant staff recommendation process, and move towards actual lead agency compliance.		5351	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 2:54pm	Needs Love	Stopping housing is a feature, not a bug for the city of Berkeley. It is a grift and their only requirement is that they get a cut.		5351	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:19pm	Needs Love	The City's tracking system already includes fields for recording completeness and CEQA status. The idea that Berkeley needs 2 entire years to get its planners to actually use it is insulting and unacceptable.		5352	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/18/2022 - 6:42pm	Missing	Many of the entitled projects had their zoning permits issued > 1 year ago, and have not yet pulled building permits. Per Berkeley's use permit conditions, they appear subject to revocation by Berkeley, and may represent non-viable projects. Viability should be analyzed!		5357	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/19/2022 - 2:06am	Question	Please study why asians are under-represented in Berkeley versus Alameda County. How can more asians be encouraged to live in Berkeley? Specifically, with the asian history in South Berkeley, how can the community be restored?		5363	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
06/20/2022 - 8:57pm	Suggestion	Small condos may become affordable if HOA dues which are for recurring monthly expenses for management, utilities, resource usage are made proportional to size of condo and number of parking. Insurance payouts must be divided based on cumulative HOA payments made historically.		5364	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/21/2022 - 12:29pm	Suggestion	I appreciate all the sentiments in the report, but we aren't living up to our claims. A big problem: adding density and affordable housing is going too slow and the city has not found ways to get many homeowners to embrace needed change. More tall buildings on traffic corridors!		5365	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	3	0
06/23/2022 - 12:08pm	Love!	Yes! Thank you! The first non-NIMY comment. Bless you!		5365	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

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06/26/2022 - 1:05pm	Love!	And more missing middle housing everywhere. 3-4 story multi-family should be encouraged (or at least not banned) in every single neighborhood.		5365	16 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/21/2022 - 7:50pm	Suggestion	Berkeley Rent Board's current report pegs rent at \$1591 for a studio, \$1851 for a 1 bedroom, \$2525 for a 2 bedroom. https://rentboard.berkeleyca.gov/sites/default/file Zumper:1 bed apt avg currently is \$2298, studio is \$2100 https://www.zumper.com/rent-research/ber		5366	24 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 1:47pm		"As Berkeley continues to grow..." This statement is to me a misleading statement. Does Berkeley have to grow? Do citizens want it to grow and to what extent? How much density is acceptable and healthful? This expectation of growth appears to be driven by the State and not the c		5367	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	3
07/09/2022 - 11:14pm	Suggestion	Should be more than citizens who get a say. Residents plus those who work and depend on city services I believe the statement reflects statistical reality.		5367	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/09/2022 - 12:33pm	Suggestion	https://datacommons.org/place/geoid/0606000?utm_medium=explore&mprop=count&popt=Person&hl=en The question is how to accommodate that growth in a way that is equitable and sustainable, not exclusionary.		5367	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 1:49pm		How is the Housing Element calculated? I do not see a "formula" or clear explanation as to how the number of housing units was calculated. It is not clear on the State of California website either.		5368	12 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 12:00pm	Missing	https://wclp.org/wp-content/uploads/2017/01/Affordable-Housing-Manual-Chapter-07.pdf Took 10 seconds to find.		5368	12 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 1:53pm		So if Berkeley has "trended" towards developing housing in the past and a "formula" is used to project future growth based on past growth, we are being forced to take on more housing based on prior statistics, not what the citizens perhaps desire. Prior stats drives projections. ...demographic trends, proximity to transit...		5369	13 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	1
06/23/2022 - 12:02pm	Needs Love	Do you read bigot? Or are you just too blinded by your NIMBYism? More humans = More shelter Transit hub = Increased density of the shelter		5369	13 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 1:56pm		"projected housing needs" again how are these projected needs calculated? It seems that cities that have provided more housing than others will be expected to generate more housing. Those cities that have resisted growth will have fewer housing expectations.		5370	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	1
06/23/2022 - 12:04pm	Needs Love	It literally said that the state and ABAG develop a plan to accommodate the housing needs and spread it out amongst the constituent municipalities. You are just willfully ignorant aren't you? This is just the plan for killing housing and making yourself rich!		5370	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 1:58pm		Is the UC Berkeley student population included in the Berkeley population growth number? If students are not included then does UC Berkeley have its own Housing Element to provide housing to its students?		5371	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/23/2022 - 12:05pm	Needs Love	Yes, they both do. Both the city and UC are woefully behind their targets. That is why places like people's park are finally being developed.		5371	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 2:02pm		Do we really have enough water to support more growth? What is the capacity of our current water treatment system and its impact on the health of the Bay? Are there CEQA studies that are required to allow significant growth to move forward?		5372	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	1
06/23/2022 - 12:07pm	Needs Love	Ah CEQA...I imagine there will be studies when a bigot like you sues for it to happen. This is a tired talking point. Household water use doesn't even crest 20% of state water usage. Dense housing is further still even more efficient when it comes to water. No lawn! Duh		5372	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/22/2022 - 10:05pm	Suggestion	City of Berkeley zoning, permitting, and fee structures impose incredibly difficult environments for creating and fostering new housing or updated housing. The City of Berkeley should allow for by-right development and creating more pre-approved templates for builders to use		5373	22 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
07/11/2022 - 8:58pm	Suggestion	"By-right" development as I seem to understand it is why I call this age the wild west decimation of invigorating, healthful, restorative interesting cities and towns. There need to be objective standards that protect and encourage solar energy, trees, and other life-necessities		5373	22 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:07pm	Missing	The City of Berkeley should consider acquiring existing privately owned housing stock in order to meet affordable housing needs. Acquisition is the fastest and most equitable way to add to the stock and should be in the strategy.		5374	21 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 12:09pm	Love!	This is an interesting idea and something currently being pursued by organizations like the community land trust. Worth exploring more! :)		5374	21 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/27/2022 - 11:07am	Love!	I'm not opposed to it, but existing privately owned housing is so expensive. Acquisition may be fast, but do you get the most bang for your buck that way? It might make more sense to acquire existing vacant lots/parking lots/underused commercial buildings.		5374	21 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:21pm	Still True	Everyone that complains about student impact needs to look very closely at this table. 1/4 of the employment in the city is directly tied to the university. Indirect probably adds another 25%		5375	35 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/22/2022 - 10:23pm	Suggestion	This graph would benefit from including the 2008 recession for comparison.		5376	38 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/22/2022 - 10:29pm	Suggestion	As a Berkeley homeowner and landlord, I strongly support the building of as much high density housing as possible. The BART station parking should be as built up as much as possible.		5377	110 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:16pm	Suggestion	There is no plan for accommodating commuters from the hills. I challenge you to ride a bike from No Berkeley BART to Grizzly Peak twice a day, after an 8 hour work day, in the dark in the rain. with no parking at BART.		5377	110 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:30pm	Question	254 shelter beds are used and there are 254 shelter beds available. What do we think this says about the need for more shelters?		5378	40 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/22/2022 - 10:33pm	Suggestion	An additional priority should be made to support community outreach aids/health promoters/home health aid visitors.		5379	44 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:42pm	Suggestion	This is incredible. We need to, at minimum, require registration of all short-term rentals and possibly cap the number allowed.		5380	52 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:44pm	Needs Love	Those complaining about "too much building" should really look at this graph closely.		5381	53 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/22/2022 - 10:54pm	Suggestion	Why would the non-profits that own these at-risk units convert them to market rate? Would it be just to collect more rent from subsidy programs? The city may want to consider maintaining direct ownership of more units to avoid this situation.		5382	62 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:55pm	Suggestion	This is an underestimate of what it would cost. I would like to see a comparison of what it would instead cost to acquire units rather than build them.		5383	62 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

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07/14/2022 - 5:25pm	Needs Love	Yes, we need good public housing. President Reagan left us with mentally ill on the streets, and de-funding public housing. So homeless and no housing for the poor is the result.		5383	62 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 10:58pm	Love!	Great!		5384	70 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 11:01pm	Love!	Great!		5385	72 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 5:34pm	Love!	I challenge you to ride your bike from North Berkeley BART to Grizzly Peak drive coming and going for a week. THEN tell me there is no need for commuter parking. and do it in work clothes, as if you were a nurse. and working an 8 hour day.		5385	72 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 11:07pm		A two year-permit time is unacceptable if the city wants buildings to be built. These proposed changes hopefully will provide a breath of fresh air to the process.		5386	77 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
06/22/2022 - 11:09pm	Suggestion	typo		5387	78 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 11:15pm		This is incredibly inequitable. Expedited processing fees just mean that luxury projects will get fast-tracked and that the fee will redirect finite city resources and time away from projects that do not pay the fee.		5388	79 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 11:17pm	Suggestion	Outsourcing permit review work is unlikely to save time. It's a difficult function that is not easily contracted out and outsourcing it will likely introduce many delays because existing staff will need to correct errors and train contractors.		5389	79 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 11:41pm	Suggestion	There is currently a inequitable fee structure difference in this based on whether a project is a rental project or an ownership project. The city should make the fee structure the same for both. It should also consider whether the fees are competitive with surrounding areas.		5390	114 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/22/2022 - 11:43pm	Suggestion	The housing trust fund should also include acquisition project types as an option for funding. It is the fastest way to return equity to the distribution of housing available to different income brackets.		5391	114 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/23/2022 - 12:40am		How much of the population growth is from births versus people moving into the City? What are the numbers of people moving out of the City and what age groups? Why do the demographics not include people younger than 15? Why are 15 yo grouped with 24 yo?		5392	24 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 12:48am	Suggestion	ok I see the information later on, but the grouping of 15-24 year olds is odd as they have very different housing needs		5392	24 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 1:02am	Suggestion	I have difficulties reading colors, can you please order the legend to correspond with the table		5394	34 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/23/2022 - 12:17pm	Needs Love	I second that!		5394	34 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 1:11am	Suggestion	If you can make the legend colors a little larger it would be easier to read		5395	41 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 1:31am		For this to be considered affordable one would have to be bringing in \$5,000 a month net		5396	55 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:16pm	Missing	or \$60,000 a year.		5396	55 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 3:23am		dnbdbdjfj		5397	1 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	1
06/23/2022 - 11:56am	Needs Love	This person's comment, & the NIMBYs like them, is the reason you will not get more housing. These people shout down housing but then are shocked their children move away. It is sad...but at least I own property and get rich while you all bicker. Good luck Berkeley, you need it.		5398	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 11:57pm	Needs Love	I raise the question because growth and density are assumed, a in The Element. Per the 2020 Census, Berkeley is second only to SF in density in the Bay Area. I am concerned about how all communities share their responsibility to provide jobs and housing.		5398	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:41pm	Needs Love	Even in this document itself is the admission that a significant portion of property is being bought not by families or residents but for use probably (assumed in this document) for short-term rentals. Are we as a community so poor we are held hostage by this?		5398	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 11:59am	Still True	https://wclp.org/wp-content/uploads/2017/01/Affordable-Housing-Manual-Chapter-07.pdf		5399	12 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:17pm	Still True	While I get it's frustrating, slamming someone for their literacy as if literacy determines intelligence or value is classist and abelist and racist and generally counterproductive. Also don't know who May or May not be disabled		5399	12 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/06/2022 - 12:00am	Missing	Not sure about that website, it seems to just explain the expectations rather than present a formula of some sort, that could be applied to all municipalities equally.		5400	12 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/06/2022 - 12:04am	Needs Love	Please Bryce, try to be more respectful. I am a big fan of housing near transit hubs, eco city Berkeley, etc..I have been to Shatin in China and have seen great housing/transit/commercial centers. I GET IT. The issue is: How do ALL bay communities share the weight of development.		5401	13 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/06/2022 - 12:08am	Needs Love	Again, how are jobs and housing spread out? Where's the formula? So Albany does not grow its business base and does not have to provide much housing while Berkeley develops more jobs, housing and density. (and perhaps a diminished quality of life) I don't think that is fair.		5402	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:20pm	Needs Love	Also the city and state care far less for the needs of houseless people than disturbing the wealthier communities There are other areas that could be developed etc but likely aren't because those w money have more clout. The fact that PP was one of first is telling Zoning is bigotry incarnate. It should be ended.		5403	14 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 12:11pm	Needs Love	Council members that support zoning are closet racists and classists.		5407	22 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 4:54pm	Missing	Zoning was racist in the past, but now allows the residents of Berkeley to decide on the nature of its city. To go back to this old reality has nothing to do with today's reality. The state's plans and laws are based on algorithms and narrow minded engineers concepts.		5407	22 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 12:22pm	Still True	Abandon hope, all ye who enter Berkeley.		5410	53 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 12:24pm	Needs Love	Zoning is racist. It should be ended.		5411	67 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:29pm	Needs Love	This is a YIMBY remark that is out of touch with reality. Yes, it was racist in the past but we got rid of racism in housing in all public and private housing with Rumford Act in 1963.		5411	67 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

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07/13/2022 - 8:44pm	Needs Love	were that it were so. Probably only for sane proposals.		5412	77_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 2:55pm	Suggestion	"affordable"		5414	152_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/23/2022 - 5:59pm	Suggestion	might as well remove that		5416	105_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/24/2022 - 7:59pm		Allow a 2-story building for ADUs, and raise the max height to achieve it. It helps on small lots and small yards to have larger bldg area. Berkeley needs objective standards to determine detriment to adjacent properties especially in the area of solar access. The current discretionary process based on subjective standards is a major problem and subjective standards should be replaced with objective criteria.		5422	78_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/24/2022 - 8:04pm		Objective standards must include standards for solar access. It is unacceptable to allow higher height development in middle residential housing without an objective standard to guarantee solar access. By-right approvals should not bypass objective standards for sunlight.		5423	77_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/24/2022 - 8:10pm		Existing zoning standards will support Berkeley's RHNA numbers. Modifying zoning especially allowing additional height by-right in residential zones is not needed for RHNA. Allowing the blockage of rooftop solar access is shortsighted wrt Berkeley's climate goals.		5424	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/24/2022 - 8:12pm		Other cities such as El Cerrito, Fremont, Sunnyvale include objective standards for solar access such as the Daylight Plane. Daylight plane standards should be adopted into Berkeley's zoning code.		5425	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 5:37pm	Suggestion	EXACTLY. Those with solar panels and potential solar panels need protection from shade from new building. This should be an added objective standard.		5425	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/24/2022 - 8:15pm		It is pointless and misleading to allow comments on the existing zoning standard without including the proposed changes that are currently being discussed. The standards being modified should be open to comment in this document.		5426	69_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 5:32pm		if not "pointless" but certainly challenging in the extreme. Physically almost impossible to try to comment for many w/physical/visual limits & limited ability to scurry to & fro among various planning docs."Accessible" version of this is differently paginated,not interactive.		5426	69_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/25/2022 - 11:59am	Question	Regarding saving energy. I was quoted that a mini-split for a small condo would be over \$30,000. Far beyond what we could afford. Where's the benefit.		5427	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/25/2022 - 12:14pm	Missing	Whereas I appreciate the need for housing and commend the effort, I'm disturbed by no awareness of having a lot fewer views of our mountains and bay, along with no regards for green space. Isn't everything interrelated, especially in a city like Berkeley.		5428	4_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:06pm	Missing	Where are they building in green space? That's an issue		5428	4_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/25/2022 - 10:29pm		While the "Housing Element Update" mentions housing as a part of a few plans, it doesn't really point to developing housing specifically, like it does bicycle, environmental, and services. We really need a lot more housing, all over the city!!!		5429	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:12pm		Also for more housing to be subsidized and capped. Houses selling at millions is absurd		5429	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:26pm	Suggestion	Nowhere in this document have I seen the possibility for utilizing the abundance of empty office space for housing. I'm also not convinced that Berkeley "needs" over 8000 new units of housing. Objective standard: make use of empty office space for housing.		5429	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/26/2022 - 12:32pm		Berkeley is growing because it is a good place to live, and because more and more jobs are created here and throughout the region. The alternative is to prevent jobs and economic activity, become poorer, and hollow out the city in the manner of so many rust belt cities. No thx.		5430	11_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/08/2022 - 7:42pm		May I suggest that too much density will create a city that is not so desirable. Other surrounding communities should have the expectation to be job creators and housing developers. In my opinion, ABAG puts too high expectations on successful cities.		5430	11_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/27/2022 - 10:52am		How is Naturally Affordable Housing defined? Intuitively, I'd think it means older/smaller/less desirable housing. eg a 1920s SRO is naturally affordable whereas a large newly-constructed apartment in a popular area is not. Is that correct?		5432	20_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:24pm	Love!	What would be the cost to make sure the parking lots etc are environmentally safe for people to live?		5433	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/27/2022 - 7:22pm	Love!	Well articulated language about the positive value of a real and significant vacancy rate to provide choice for those seeking housing. Thanks for including!		5438	52_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/27/2022 - 7:25pm	Still True	The fact that Berkeley has not built more housing is why it is so hard for people to find affordable housing in town. Now we need to make up for it, IMO!		5439	53_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/27/2022 - 7:40pm	Suggestion	Given the number of very optimistic (& unrealistic IMO) properties identified herein for potential housing (Monterey Market site/ Pegasus Books site!), it seems debatable at best that rezoning for more density throughout the city would not be both beneficial and necessary.		5440	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/27/2022 - 7:47pm		Don't let NIMBY's people shout down the sane voices calling for More Housing! Berkeley is a City, not a sub-urb, in a Dense-and-getting-denser age URBAN area. AND! I am pretty sure I wrote "NIMBY" where I meant "YIMBY" in a previous comment! It was a typo! Yikesy.		5441	111_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/28/2022 - 6:46pm		It is wrong to build anything taller than 2 story buildings in a one-story residential area. It will blight and destroy the neighborhood. There are many other areas downtown that can take 8-10 story buildings, why a push for this site ?		5442	111_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 8:25pm	Suggestion	I was just in Manhattan. What is being proposed here is more dense than many friendly, park-and-tree-containing neighborhoods in Manhattan.		5444	12_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/29/2022 - 8:42pm	Suggestion	Unless I am mistaken it seems that there are limited locations where mid or high density housing could be built. Looking at the area around Washington Elementary it seems that zoning is all R-2 which would preclude the apartments that are in the area.		5450	1_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/29/2022 - 8:43pm	Suggestion	Wouldn't allowing for higher density housing assist in opening up viable locations instead of saying only on San Pablo and towers on Shattuck?		5451	1_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
06/30/2022 - 8:57pm	Suggestion	Please made housing for artists an important part of the City of Berkeley's planning. Artists need affordable spaces which are specifically held for them at below-market rates.		5452	1_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:04pm	Love!	This is so important. And please make sure to carve out space within that for marginalized artists especially disabled /BIPOC artists		5452	1_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 6:17pm	Suggestion	It would be helpful to know how Berkeley's population is broken down. What percentage of the counted are students? What percentage are new workers? What percentage are permanent vs. temporary (students and workers).		5455	24_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/05/2022 - 6:22pm	Question	Again, what proportion of these two age groups are students who will not be permanent residents?		5456	26_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 11:17am	Question	Most demographic data explicitly rejects that distinction. On the one hand, it's pretty straightforward to attribute this share to Cal. On the other hand, this number is lower than it should be, given the small number of on campus housing units available and the high local rents.		5456	26_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/05/2022 - 6:23pm		Important to realize that we are really at about the same population density as we were in the early 1970's and have added much more housing since then.		5457	25 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 11:08am		The average square feet per person has increased tremendously over time. Washington, DC, for example, had about 100,000 more residents in the 1950s than today, despite being a far less developed city. Here's a helpful graph: https://www.aei.org/carpe-diem/new-us-homes-today-are		5457	25 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 6:45pm		One would expect student incomes to be lower. What is the proportion of their representation here?		5458	34 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/05/2022 - 6:49pm		Is there overlap in these categories?		5459	39 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 7:00pm		It's important to recognize that these smaller units are on pretty small lots. So the ADU plan is not always workable. Also, a majority of these lots are already zoned other than R-1.		5460	51 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/05/2022 - 7:02pm		Rental vacancy rates just before rent control was voted in were under 1% so this is a vast improvement.		5461	52 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 7:06pm		Building maintenance costs are very important to factor in to overall housing issues. Costa Hawkins allows for increased costs in maintenance. Rent controlled units can fall into disrepair without maintenance funds.		5462	54 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 7:11pm		It would be helpful to factor in costs of construction changes into these rents to get some perspective. Construction costs were at a low in 2010 and have gone up, I believe, almost three times. Check it out, but it is not cheap to maintain rental properties.		5463	55 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 7:12pm		The newly constructed units are significantly higher. I assume these are rented to large groups of students?		5464	56 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/05/2022 - 7:24pm		Counting from 2010 does not give an accurate picture of value increase since we had the financial meltdown in 2008. Again, track the cost of housing by per square foot and compare it by the cost of construction. Surprisingly, the sale costs can largely track costs of construction		5465	57 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/06/2022 - 2:29pm	Suggestion	Please include artists, musicians, and other creatives in your plan for affordable housing, work, and performance spaces. My daughter died in the Ghost Ship fire. She would be alive if safe, affordable spaces had been a priority.		5474	1 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/09/2022 - 11:05pm	Love!	The lack of sage housing for artists especially marginalized artists is a huge issue		5474	1 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/06/2022 - 5:17pm	Suggestion	This electrification plan should be put up to vote by the residents. It is a Material change, has severe economic costs to property owners, and doesn't appear to move the needle on climate change. Refusing to put it to a vote with full disclosure of its impacts is shameful.		5475	10 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/06/2022 - 7:10pm	Suggestion	We can support artists, promote more lively street level environments, provide needed low income housing and help landlords all by allowing street level retail to be used as live/work spaces for artists		5476	85 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/08/2022 - 3:00am	Suggestion	This definition does constraint housing development since the "dwelling unit" is often subject to ongoing additional housing costs when the City arbitrarily includes tax on crawlspaces/garages. See examples: 1414 Fairview and 1630 McGee. Unfair tax leads to housing constraint		5477	92 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 12:40pm	Love!	This cannot be stressed enough. Housing costs in Berkeley are a significant driving force in demographic shifts toward affluent homogeneity. This is very much contrary to Berkeley's soul as an aspiring equitable microcosm. It is existentially significant.		5487	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/11/2022 - 2:46pm	Love!	Even in this document itself is the admission that a significant portion of property is being bought not by families or residents but for use probably (assumed in this document) for short-term rentals. Are we as a community so poor we are held hostage by this?		5487	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 8:13pm	Question	Why are you using average for ownership cost vs. median for rental costs?		5488	24 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 8:19pm	Suggestion	Given the issue of displacement and the decrease of non-white populations in Berkeley, I would appreciate that the 2010 numbers be included in this bar graph to show how those demographics have changed. I have not reached the AFFH yet, so it might be there.		5489	30 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 8:28pm	Question	What % is dormitory pop vs. other types of group quarters? Given this and the pop of "non-family HHs" the City needs to partner with UC8 on more production of student housing.		5490	31 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 8:39pm	Question	Please include data on the types of code violations? What percent are residential habitability enforcement cases?		5491	53 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/09/2022 - 8:44pm	Needs Love	Typo		5492	60 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:10pm		Please consult with local disability justice advocates who are disabled in drafting these policies		5496	5 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:10pm	Suggestion	Group living, as promoted, means student slum housing. I do not support that fig leaf over allowing landlords -- increasingly out of town investors -- to buy SFH and subdivide them into cells to maximize student beds. They create fire traps and are unhealthy for everyone!		5497	74 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:12pm	Missing	there should be a discussion of ADUs on landmarked properties and how the City proposes handling that.		5498	75 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:15pm	Suggestion	the City should consider requiring that all applicants affirm that they have abided by all City ordinances AND that their plans of existing conditions are true and accurate. Failure to enforce the plan requirements are common and need to be cured as well.		5501	77 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:15pm		What will the environmental costs be of electrical vehicles? How will you account for their lithium batteries and their huge cost?		5502	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:48pm		It's the kind of question Berkeley used to ask and eventually if the world survives long enough, it will have to be asked. Let's be pioneers and at least ask the question. Thank you for doing so. Of course we need to back off oil, but let's look forward too.		5502	11 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:19pm	Suggestion	Objective/subjective appears to be the latest way of attacking neighbors who object to shadows that will be cast by proposed towers and larger homes. Shadow studies are, however, objective.		5504	78 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:21pm	Suggestion	However, they have not followed the recommendations from their own auditor to better track permitting fees. The City substantially under collects permitting fees. If they made an effort to follow the auditors recommendations, the City could fund addition planners.		5506	79 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:23pm	Suggestion	What is the qc on outsourced project reviews. and who is vetting the outside reviewers for conflicts and potential corruption. Oversight is poor already; outsourcing makes the problem worse.		5507	79 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/09/2022 - 11:24pm	Suggestion	There needs to be more discussion of the by-right permits and the problems that have arisen with contractors and designers falsely representing existing site conditions to avoid getting an AUP.		5509	78 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:27pm	Suggestion	The zoning officer is not involved in by-right permits and large (multi-million dollar projects) are exploiting the by-right loophole by getting a permit for a small project and then expanding exponentially without getting an AUP by harassing and pressuring planners.		5511	78 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:28pm		The way gentrification has pushed out black communities has to be made right		5512	24 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/09/2022 - 11:30pm	Suggestion	By charging a high fee to apply for a Mills Act exemption, the City is effectively discouraging homeowners in traditionally lower income, more diverse areas to apply for this important tax credit/abatement.		5513	74 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:33pm		Reminder that gender and sex are not the same		5514	39 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:34pm	Suggestion	Not every low density neighborhood is appropriate for high density. High fire and high slide areas are just one example. Further, encouraging conversion of SFH to student dorm/flop houses by looking the other way at building code violations is a recipe for disaster.		5515	84 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:35pm		lgbtq folks have very high numbers of houseless ness					
07/09/2022 - 11:35pm		Take this number w grain of salt		5516	41 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:36pm		This is super under reported		5517	42 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:36pm	Suggestion	Given how many empty first floor retail spaces there are, why not promote the concept seen in other cities of a first/second floor town home set up so that the first floor is residential, not just the upper floors.		5518	85 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:37pm		Again very under reported		5519	43 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:37pm		This is not well known		5520	43 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:44pm	Suggestion	Not all dense housing is good housing. Instead of the co-ops/communes of old, we increasingly see out of town investors buying SFH and converting them into cramped living spaces --rooms without windows etc --for students s/t by continuing construction after the final inspection.		5521	86 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:45pm	Suggestion	UC Berkeley is a land grant university. Oxford tract remains part of that legacy.		5522	91 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:47pm	Suggestion	The City routinely under collects permitting fees. City staff routinely accept applicant's representations of costs that grossly understate true costs, thereby failing to collect the true fees due and owing. This situation is bad government pure and simple.		5523	95 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:49pm		Pushes back against those saying berkely is too dense		5524	66 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:49pm	Suggestion	See note above. City routinely allows rich applicants to skirt the fees by understating the project valuations. Contractors tell the city on thing and advertise the true cost on their websites.		5525	97 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:51pm	Suggestion	Why does the city allow the use of old forms? Contractors pick and choose which forms to use to conceal the true impacts and costs of the projects. Everyone should be required to use the latest forms. No exceptions.		5526	99 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:54pm	Suggestion	Please address ADUs and how they are being handled in this dangerous area.		5527	101 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/09/2022 - 11:57pm	Suggestion	Before school sites such as the Oxford school site are developed, the school community and neighborhood should be consulted. Loss of a school has a negative impact on a neighborhood.		5528	108 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 12:02am	Question	these types of living accommodations can be and are being abused, and are often dangerous for residents and neighbors. Please address the consequences for failing to register and for the City periodically inspecting each dwelling for code compliance.		5529	125 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 12:03am	Suggestion	Consider expanding this for mini-dorms to ensure no more windowless rooms.		5530	127 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 12:03am	Suggestion	City should consider waiving Mills Act fees for low income residents.		5531	128 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:16pm	Suggestion	Either in this section or elsewhere in the document, the City should (a) provide a map of the existing landmarks in the City (city, state and national) and (b) overlay where the proposed developments will be occurring so we can assess their proximity to landmarked properties		5549	75 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/10/2022 - 10:21pm	Suggestion	The city needs more inspectors and better oversight what they do in the field. They tend to have cozy relationships with certain contractors, which allows unpermitted changes to occur without oversight or permit fee payments.		5550	98 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:24pm	Suggestion	The city limits building near creeks and requires creek disclosures; however no comprehensive map of those creeks exists -- the current maps miss many creeks in the hills, and culverts that are outliving their usefulness. The City needs to remedy this.		5551	101 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:31pm	Suggestion	This needs more explanation and definition. A trend can be nothing more than building to suit an immediate need that has been met. The high downtown retail vacancy rate is a perfect example. There was a trend towards first level retail; we don't necessarily need to continue that		5552	108 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:33pm	Suggestion	"prevailing market conditions" can mean nothing more than developers like to build market rate housing. this leaves non-profit developers that cater to low income renters at a disadvantage. Please provide more information on that factor.		5553	108 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:33pm	Suggestion	Please address the Downtown Plan as well.		5554	108 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:35pm	Suggestion	Please explain the role(s) of PPP in this plan. you list them but do not explain their role.		5555	117 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:38pm	Suggestion	Again, the Mills Act application fees should be reduced to promote renovation of existing housing stock where the property may qualify for the required status.		5556	122 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:40pm	Suggestion	as noted previously, there is value in doing post-construction inspections at student mini-dorms and SFH conversions to ensure that there is not more subdividing than allowed by code. The city should not expect students to complain or know they have the right to complain.		5557	124 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:43pm	Suggestion	Please address (1) planned development's impact on installed solar panels on residences and businesses and (2) impact of removal of trees -- to make way for ADUs and larger structures.		5558	132 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:45pm	Suggestion	There needs to be more definition around what qualifies as a high resource neighborhood.		5559	137 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:48pm	Suggestion	this sentence should be reworded to make clear that the list is the exceptions: i.e., add "including the following exemptions/exceptions:"		5560	146 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/10/2022 - 10:50pm	Suggestion	The city should require applicants to certify the accuracy of their existing condition plans at the time of submission in the case of additions and/or remodels together with clear lot lines. In addition a written certification of the costs of construction should be required.		5561	149 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:49am	Suggestion	The City needs to reform unfair Housing for low income homeowners, not just renters. DFEH states that "it is illegal for cities to have policies that discriminate", yet S. Berkeleyans pay extra for non-dwelling dirt areas, when others don't pay for finished basements and attics.		5562	143 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:55am	Suggestion	Please adopt objective taxing standards to align with housing design standards. Auditors have recommended this for years. Some property owners are harmed, many escape tax because of this lack of standards. Taxpayers should be able to know what tax to expect when they build.		5563	149 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/11/2022 - 2:32pm	Suggestion	Objective standard needed: protect property owners with solar panels and who have potential to install these from shading encroachment by new building. This needs to be part of an intensive rebate/incentive program to switch to local solar energy as part of climate protection.		5565	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:36pm	Suggestion	Objective standard needed: protect property owners with solar panels and who have potential to install these from shading encroachment by new building. This needs to be part of an intensive rebate/incentive program to switch to local solar energy as part of climate protection.		5566	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/11/2022 - 2:58pm		I'll be happy to see more missing middle housing in Berkeley, but I hope the definition can be expanded beyond 2-4 units. My 3-story, 9-unit building, for instance, should certainly be classified as missing middle, and more buildings like it should be encouraged everywhere.		5570	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 5:43pm	Suggestion	Greenery including trees is exceptionally important for climate mitigation, more important than building density. Objective standard needed: at least 900 sf open space for ever 1000 FAR in middle developments and smaller.		5570	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/12/2022 - 12:37am		I wholeheartedly support policies for inclusion of artists in the Housing Element Update		5575	14_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 6:38pm	Missing	Severely painful to consider, without objective standards HERE for serious transit, what this means to disabled such as myself who require leg and arm support. Will all but young non-hurt future residents be confined to homes or occasional expensive luxury trips?		5589	72_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
07/13/2022 - 6:56pm	Needs Love	Streets designed to encourage biking, such as Gilman, are a hazard for both bicyclists and motorists. Many bike riders I know are complaining of accidents from the "bulbs," which are also unsafe for disabled people. This will make evacuations and emergency vehicle egress. Unsafe		5590	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 6:57pm	Needs Love	I'm disabled, and transit has become harder for me, not easier. Taking out benches and not having public restrooms is a poor way to encourage disabled people and seniors to walk and take transit, and is a public health hazard when there are so many unhoused needing those as well.		5591	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 6:59pm	Needs Love	The stated goals don't match the actions. Shoveling more public resources to private developers who eliminate affordability without consequence is a poor method of creating affordability, and has been a dismal failure. Trickle-down doesn't work with \$, nor with housing.		5592	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:01pm	Needs Love	A dismal failure. Almost no public bathrooms and benches make transit and walking undoable. A public reverse mortgage option would work far better than trickle-down economics both for combatting intergenerational displacement and protecting comms. of color. Write me for more info		5593	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:03pm	Needs Love	Outreach on existing programs is exceedingly poor, and many NGOs who work on these issues only work on a private "club" model and fail to serve the community as a whole (CIL is a particular offender in the disabled comm., which is now often lumped in with seniors at federal lvl)		5594	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:06pm	Needs Love	There is nothing equitable in a plan that pushes to eliminate roads, thereby making evacuations and egress for emergency vehicles that much harder. Seniors and disabled people will be the first to suffer, and I suspect that that goes double for those who are also in S. Berkeley.		5595	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:09pm	Needs Love	The Adeline Corridor community and allies worked really hard to create a more equitable agreement, only to be ignored and overridden at the last minute. Whatever happened to the democratic process community input? Very poor indeed.		5596	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:11pm	Needs Love	This is laughable in a dark humor way. Trickle down economics created the massive problems with income inequality, and you're doubling down now by shoveling more public resources into corporate hands. So many are being displaced by this, and more still on the streets. Awful.		5597	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:13pm	Needs Love	Again, poor design which hurts disabled people and seniors. The so-called "bulbs" make it unsafe for many disabled people to cross the streets safely, and have increased biking accidents. Again, lack of public toilets and benches makes walking impractical for seniors and disabled		5598	10_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:15pm	Needs Love	This will NOT reduce greenhouse gases because you don't have the necessary infrastructure, and ppl will simply drive and circle when they can't safely use BART and bus (as I now can't, because I need a seat and reliable elevators and lifts). The rhetoric feels Orwellian on this.		5599	11_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:17pm	Needs Love	Affordability will not improve when you keep upping gentrification to pay for a pittance of affordability. This will make it impossible for voucher-holders, and nearby services will serve upper-income ppl. It hasn't worked elsewhere. a lose-lose situation.		5600	11_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:19pm	Needs Love	It doesn't seem to matter how often people go over specifics on why homelessness is increasing, (almost) no one at City Hall is listening. This will never "trickle down" to those who need it--they are simply a prop for bad economic policy that gives more public resources to corps		5601	11_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:55pm	Suggestion	If this means encouraging more affordable housing through renting rooms in single family homes (to a limit to preclude overcrowding) this seems a good idea. Strictest eviction control standards should NOT apply to owner-occupied rental properties.		5604	74_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/13/2022 - 7:57pm	Suggestion	this goes for owner-occupied duplexes and other actual small units with owners living on the property.		5604	74_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 12:02am	Still True	While the City works with BART to develop housing in North Berkeley, please keep in mind that the Mayor has repeatedly promised that this development would be "contextual" with regard to the surrounding low rise residential neighborhood.		5641	70_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 12:05am	Suggestion	Berkeley has lost much of its artist population over the last decade due to RE prices. You must name Artists as a Special Needs Population. Artist work regionally and fluidly with studio facilities in adjoining communities, add a policy to work regionally on this issue.		5643	39_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 12:08am	Still True	Regarding the North Berkeley BART development. The residents of the TOD will certainly have cars. The commuters who don't simply go back to driving will need to park somewhere. There is no viable plan to address this. Dumping on the surrounding neighborhood is Not acceptable!		5644	72_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 12:09am	Suggestion	How can you say you support policy to retain seniors in their homes, while the Rent Board and Council continually threaten our ability to do so through being able to keep up with rising costs and reduced income by challenging our ADU exemption from rent control. STOP it		5645	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 12:16am	Suggestion	If you want to continue to have private individual finance the creation of additional reasonable price ADU units on their property then stop allowing the Rent Board (which has no representation by landlords) to continually threaten our right as ordained in 2018 and 2020.		5647	85_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 12:22am	Suggestion	You will NOT achieve these goals of producing ADUs for reasonable, quality living space unless you stop the continual harassment and threatening of our rights to invite a renter to occupy space on our sfh property through ADU development. Stop the Rent Board from this harassment.		5650	105_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 12:32am	Suggestion	This will not happen if you go back on the 2018 policy exempting ADUs from rent control/ eviction ordinance. We live in a close shared environment with our tenants, most ADU owners offer modest rent and a quality environment, but cannot do so if you impose more controls.		5653	138_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:30pm	Missing	You omitted the need for elder transportation. Also, no comment as to the detriments--increased use of water and utilities, need for more sewage treatment, and need for more city services. and you SAY affordable housing but the amount actually built and in process is laughable.		5746	11_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:34pm	Missing	RHNA has serious deficits when setting Berkeley housing standards. It includes the student population but EXCLUDES university student housing. This creates additional housing needs that favors developers.		5747	13_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:42pm	Missing	Carefully planned smart housing, not more high rises. Consideration for commuters and parking. Plans for street level architecture that is not outdated brick and mortar businesses. Yes, low income housing.		5748	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 4:43pm	Missing	Improve our city permit department so that this goal can be attained.		5749	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 4:44pm	Missing	Increase housing without gross profiteering.		5751	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:45pm	Missing	And the city council will listen to its constituency. And act on constituency requirements, not developer demands.		5752	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:46pm	Missing	And have UCB respect the city's residents.		5753	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:47pm	Missing	City and constituency interests, not profiteers and developer.		5754	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/14/2022 - 4:48pm	Missing	Affordable housing is not the same as low income housing and does not address senior and homeless needs.		5755	21_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:55pm	Missing	The population of Berkeley declined by 2.1% since 2020. See the U. S. Census.		5757	24_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:58pm	Missing	The population declined by 2.1% since 2020, according to the U.S. Census. Why do you omit this?		5761	25_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 4:59pm		These projections are incorrect, based on old work patterns. With more working from home, people move to housing they like better.		5763	26_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:03pm	Missing	What does tenure mean? length of residency? This is not clear.		5764	30_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:04pm	Missing	This is a case where per capita income would be more meaningful. Median income will be higher because we have some very high income people in Berkeley.		5765	32_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:07pm	Missing	Per capita income was \$53,181 in 2020.		5766	32_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:09pm	Missing	The high level of "management" has everything to do with the cost of housing. Surprise?		5770	37_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:11pm	Question	Are students in one person households?		5773	46_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:19pm	Missing	Zillow's current formula or method for arriving at their "Zestimate" value is very flawed. The problem lies in the computer automated formula. The system gets information from public records and a small number of details added by users of the site.		5776	57_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:21pm	Needs Love	Zillow's current formula or method for arriving at their "Zestimate" value is very flawed. The problem lies in the computer automated formula. The system gets information from public records and a small number of details added by users of the site.		5777	58_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:36pm		This was a gift to developers and profiteers, under the guise of helping the homeless. Graft in Action.		5786	74_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:39pm		We could have more ADUs if the permit process was better. My nephew's ADU permit took 5 years.		5787	77_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:44pm		In Berkeley, this is a joke. We have ugly new buildings.		5790	80_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:45pm		RHNA is so inaccurate and terrible, it should be discarded. Where are the social scientists when we need them? this was designed by engineers.		5792	81_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:46pm		Notice the cars.		5793	84_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:49pm		These used to be the homes for the homeless on University Ave and they are gone.		5794	86_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:50pm		But UCB student housing was not included in RHNA data. Where do you include it here?		5795	86_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:51pm		This works. There are good ones in the East BAY.		5796	93_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:53pm		We have a serious problem in that these fees are the income for the department that is granting them. One might call that an incentive to grant permits to those providing large fees. This is not a public good.		5797	95_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:55pm		Think of the fallen balcony that killed 6.		5798	98_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:56pm		I don't know what this is but it obviously does not work.		5799	99_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:57pm		and weather? Drought?		5800	100_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:57pm		is it available actually?		5801	100_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:58pm		We also must protect solar panels on residential building.s		5802	100_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 5:59pm		Was seismic safety considered when approving buildings over the BART tunnels? It sounds risky to me, an ordinary citizen.		5803	101_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:00pm		But what about the changes to the marina? Will flooding affect them?		5804	101_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:01pm		More residential density in the hills will mean more traffic and less ability to evacuate when needed for fires. How do you reconcile this?		5806	101_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:02pm		Where is Mitigation with Higher density in fire areas? oops...		5807	101_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:04pm		Remember, student housing UCB owned was omitted from RHNA.		5808	104_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:07pm		at least two considerations were omitted from the BART EIR: 1. earthquake dangers when building over a tunnel 2. The noise impact on residents living over a BART station.BART is very noisy. AT meetings in the North Berk Sr center I had to wait for BART to pass because of noise.		5809	106_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:08pm		It should not be constructed, we need the parking, and it should all be low income.		5810	106_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/14/2022 - 6:10pm		These "opportunity sites" include the businesses on Hopkins st., Andonico's parking and other areas that we Berkeley Citizens treasure.		5811	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:13pm		Berkeley and all other cities should not follow faulty RHNA, and our govt should do better.		5813	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 6:17pm		Notice the plan for density housing at the Hopkins St shopping area.		5819	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:18pm		They are planning density housing here.		5821	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:41pm		at Hopkins		5821	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:20pm		But there were over 1000 homeless according to the last count. We need much more.		5822	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:22pm		Good intentions but poorly managed.		5823	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:25pm		What about earthquake safety when building over a tunnel? and the loud noise from BART affecting the residents of this housing? not in the EIR. and eliminating commuter parking. This is a bad idea.		5827	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:34pm		Who funds the Turner Center?P Morgan Chase, Morgan Stanley, Wells Fargo Foundation, Bank of America Foundation, Chan Zuckerberg Initiative, Citi Foundation, Fannie Mae. I'm sure they would love to collect more interest on housing loans.		5833	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 6:35pm		By-right: a gift to the developers and profiteers.		5834	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:11pm	Suggestion	including through supporting the use of Community Land Trusts		5877	20_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
07/14/2022 - 8:14pm	Missing	and explore the expansion of Project-Based Vouchers and Section 8 Homeownership vouchers to better utilize unused vouchers and stabilize low income residents		5877	20_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 8:11pm	Suggestion	including through supporting the use of Community Land Trusts		5878	20_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	2	0
07/14/2022 - 8:12pm	Suggestion	and explore the expansion of Project-Based Vouchers and Section 8 Homeownership vouchers to better utilize unused vouchers and stabilize low income residents		5880	21_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/14/2022 - 8:14pm	Missing	Oops! This comment was meant for another section. This is the comment we wanted to put here:					
07/14/2022 - 8:20pm	Missing	including SB-9 implementation measures that can facilitate ownership opportunities for low-income households using Community Land Trust models.		5880	21_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:20pm	Missing	Northern California Land Trust should be added here - We have 11 properties in the City of Berkeley, including Tenth St that was purchased in late 2019 and going through rehab. There are also other planned developments we have in Berkeley.		5887	63_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:21pm	Missing	SB1079 also allows tenants and nonprofits to purchase foreclosed properties at foreclosure auction and there is \$500 million in the state's Foreclosure Intervention and Housing Preservation Program (FIHPP) that is rolling out this fall - https://www.hcd.ca.gov/foreclosure-intervn		5888	113_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:23pm	Missing	There should be a target date for adoption in this document, target date for this year (2022).		5890	146_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:26pm		AB9 allows CLTs to construct ADUs, split the lot and sell ADU as a permanently affordable ownership unit to a lower income household. NCLT is doing this in Solano County and would like to do this in Berkeley as well (NCLT has \$2.4 million from CalHome for Alameda County)		5894	150_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:27pm	Suggestion	When TOPA is passed, you can start to make projections for TOPA preserved units as well - much of these will be for extremely, very and low income households.		5895	150_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:28pm	Suggestion	Though it will take a while to build of all of the infrastructure for Berkeley's TOPA, in 2014-2015 a full one-third of all of Washington DC's multifamily sales were purchased by tenants/qualified organizations through their TOPA process.		5895	150_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:28pm	Suggestion	See report on DC from 2014-2015 here - https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/Greysteel-%20D.C.%20Multifamily%20Market%20Statistics.pdf		5896	150_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/14/2022 - 8:30pm		and explore the expansion of Project-Based Vouchers and Section 8 Homeownership vouchers to better utilize unused vouchers and stabilize low income residents		5899	20_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
06/27/2022 - 6:30pm		Where can low income housing seekers find currently available units from the above lists? Thanks		5437	62_Appendix A_Publicly Assisted Housing_June2022.pdf	0	0
07/10/2022 - 5:08am		Blake Berkeley and Berkeley Central Apartments are not protected under California Rent control and rent gets raised to meet market rates due to both buildings being less than 15 years old. Bacheheimer is still not affordable with rent control. All three are not low income.		5546	22_Appendix A_Publicly Assisted Housing_June2022.pdf	0	0
07/13/2022 - 7:46pm	Needs Love	One big problem is selling at market rate or converting units to pay obscene exec salaries, like this one Bridge Housing: CYNTHIA PARKER (PRESIDENT/CEO) \$628,482 https://projects.propublica.org/nonprofits/organizations/942827909		5603	82_Appendix A_Publicly Assisted Housing_June2022.pdf	0	0
06/17/2022 - 3:47pm		This "high opportunity site" is a grocery store with no intention of development. In the absence of evidence of a substantial likelihood of becoming housing, this site should not be included.		5337	1_2022-06-13_HE_SitesInventoryMap_new.pdf	1	0
06/17/2022 - 9:13pm		I completely agree. This is one of the most beloved businesses in Berkeley - any suggestion that it should be turned into housing seems highly inappropriate.		5337	1_2022-06-13_HE_SitesInventoryMap_new.pdf	1	0
07/14/2022 - 5:22pm		Monterey Market is the best in all of Berkeley, totally appalled this is even suggested. This little section of Hopkins a treasure is under assault. University east of San Pablo and the Downtown ought to be the focus not neighborhood treasures.		5337	1_2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/23/2022 - 3:18pm		BART needs parking. The idea of removing parking at BART stations is a bad idea. If we want people to take BART, we need to provide parking. Most people will not take a bus to BART, as it will add an extra 30 to 45 minutes of time.		5415	1_2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 11:51am		It is also very difficult for some with disabilities such as myself to ride longer in a regular bus seat. I'm hoping seating with arm elevation support and leg elevation support is developed for some of us. I would LOVE to use public transit if it were comfortable.		5415	1_2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/27/2022 - 5:15pm		I would like to be kept informed about the plans for the former Oxford School site. I cannot tell from this document what is being suggested. Someone on NextDoor posted that it will be a 4 story tall building, which will not fit into the neighborhood at all.		5436	1_2022-06-13_HE_SitesInventoryMap_new.pdf	1	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
06/29/2022 - 8:08pm	Question	I wo;d be interested to know Where the students are to be enrolled if Oxford is closed? This includes the additional children from a high density dwelling,...		5436	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/10/2022 - 1:41am	Question	It's in an active landslide site so unbuildable					
06/29/2022 - 4:17pm	Missing	What do you mean won't fit into neighborhood		5436	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/29/2022 - 4:25pm	Missing	Giant WholeFoods parking lot on major transit corridor leading directly to UC campus should up zone for dense housing. If Monterey Market is zoned for housing, then obviously grocery stores aren't exempt essential services. Build mixed grocery+housing (.e.TJ's on University).		5445	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/10/2022 - 1:44am	Missing	CVS pharmacy at University Ave. Target, and Telegraph are up zoned for dense housing. Why not this one too? Its lots of parking lot on transit corridor.		5446	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/29/2022 - 4:33pm	Missing	It's in a active landslide site		5446	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/29/2022 - 7:46pm	Still True	Why would this independently run produce market, established by a minority family, essential to Berkeley communities, get up zoned, but not Safeway(Shattuck +Rose), nor Whole Foods(Telegraph+Ashby, and Gilman), which are better sites for dense housing?		5447	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/10/2022 - 1:32am	Still True	1900 Fourth Street should not be allowed to be built upon. The City of Berkeley along with the Confederated Villages of Lisjan acknowledges that this site is a burial ground and sacred to the Ohlone people as part of their cosmology. Housing YES! NOT on this Site!!!		5448	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/05/2022 - 7:28pm		is it where there's a parking lot or where there's another building? Sounds like if it's the building that should come down /they should ask the villages what they want to do to honor it		5448	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/05/2022 - 7:32pm		Building condominiums is extremely important. Berkeleyans need to be able to build equity in housing and get off the rental merry go round. Berkeley needs more long-term rentals. Condos in downtown will diversify the population, including a commercial character that is vital.		5466	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/05/2022 - 7:35pm		Many of these sites in the hills, probably all of them if you consider wildfire, are unbuildable. Oxford School is unbuildable which is why it has been abandoned. Did anyone look at the map? https://www.akropp.com/wp-content/uploads/2022/01/bh-slide-map.pdf		5467	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/05/2022 - 7:39pm		Why would you identify parking lots? There is not going to be a big move to bikes. People can't, for the most part, use them. They are not an exchangeable mode of transport. Try to inject some realism before you ruin the city.		5468	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/08/2022 - 7:30pm		Putting these Hopkins sites in the inventory while putting in bike lanes that will put the ruin the businesses looks like a conspiracy approaching a taking of property. Is the City prepared for a class action lawsuit?		5469	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/10/2022 - 5:00am	Suggestion	I do not see the property at the base of Gilman highlighted (the old Berkeley Forge) nor the 2 vacant cottages and vacant lot at 6th and Gilman. Any explanation?		5484	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/13/2022 - 7:38pm	Still True	I support the locations of each type of housing based on income that are planning to be built. Make sure low income housing will have affordable rent and not stop building premium apartments where rent is still expensive.		5545	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 4:44pm		Solidarity with the Ohlone people. We should be building their cultural center and dance space, with the beautiful California poppy studded hill they came up with d Berkeley needs to put its money where its mouth is.		5602	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 4:56pm		Nearly all these sites in west Berkeley are in liquefaction zones, Earthquake Zones of Required Investigation. https://maps.conservation.ca.gov/cgs/EQZApp/app/ the impact on groundwater from sea level rise needs to be considered. if built low-rise is best option for these areas		5750	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 4:57pm		Increasing housing and population in high fire zones, on top of fault lines in slide areas lays question if review of CA Gov maps- Earthquake Zones of Required Investigation was done. use link & zoom in to get local risk zones https://maps.conservation.ca.gov/cgs/EQZApp/app/		5759	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 5:07pm		this is a high fire risk area. why would high density housing be added if a high fire zone		5760	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 5:08pm		Why isn't the City's parking lot for the corporation yard a potential site?		5768	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 5:44pm	Question	Shouldn't there be an evaluation of the BUSD site? Why not make this of reuse of this building?		5769	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 6:00pm		APN 057 21170090 seems to indicate priority 1 (high) but all above-moderate income level according to headings. I wonder if this is a mistake. I think there are others like this.		5791	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
07/14/2022 - 6:22pm		1367 University. It would be better with a higher percentage of low and very low-income units.		5805	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/19/2022 - 1:59am	Suggestion	If this is the Rodeway Inn site, I can't quite see what's being planned. Too early to tell? Please study increasing the density in C-SA 1. Removing the height restrictions between sub-areas 2. Increasing the lot coverage percentages 3. Reducing setbacks when abutting or confronting residential lots		5824	1 2022-06-13_HE_SitesInventoryMap_new.pdf	0	0
06/24/2022 - 4:10pm		This would bring it into line with recent commercial zoning		5362	3 3_Appendix B_Development Standards_June2022.pdf	1	0
06/24/2022 - 4:11pm		It is important that an increase to a 35' maximum height not be allowed by-right. The 28' ft. limit was established to prevent light detriment especially the blockage of solar access to rooftops, living spaces, and yards.		5418	2 3_Appendix B_Development Standards_June2022.pdf	0	0
06/24/2022 - 4:11pm		It is important that an increase to a 35' maximum height not be allowed by-right. The 28' ft. limit was established to prevent light detriment especially the blockage of solar access to rooftops, living spaces, and yards.		5419	2 3_Appendix B_Development Standards_June2022.pdf	0	0
06/24/2022 - 4:12pm		It is important that an increase to a 35' maximum height not be allowed by-right. The 28' ft. limit was established to prevent light detriment especially the blockage of solar access to rooftops, living spaces, and yards.		5420	2 3_Appendix B_Development Standards_June2022.pdf	0	0
07/14/2022 - 7:02pm		It is important that an increase to a 35' maximum height not be allowed by-right. The 28' ft. limit was established to prevent light detriment especially the blockage of solar access to rooftops, living spaces, and yards.		5421	2 3_Appendix B_Development Standards_June2022.pdf	0	0
07/14/2022 - 7:03pm		The height of 80, 90 feet in the development standards in commercial districts in mixed-use residential or commercial buildings threaten the local climate just through the absorption of heat by the structures urban heat island effect.		5849	3 3_Appendix B_Development Standards_June2022.pdf	0	0
		wall to wall buildings without separation exacerbates urban heat island impact. https://holacultura.com/temperatures-in-d-c-s-heat-islands-can-register-ten-to-twenty-degrees-hotter-than-in-leafy-neighborhoods/		5850	3 3_Appendix B_Development Standards_June2022.pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/14/2022 - 7:04pm		wall to wall buildings without separation exacerbates urban heat island impact. https://holacultura.com/temperatures-in-d-c-s-heat-islands-can-register-ten-to-twenty-degrees-hotter-than-in-leafy-neighborhoods/		5851	3_3_Appendix B_Development Standards_June2022.pdf	0	0
07/14/2022 - 7:05pm		urban heat island effect threatens the climate of the entire city. https://holacultura.com/temperatures-in-d-c-s-heat-islands-can-register-ten-to-twenty-degrees-hotter-than-in-leafy-neighborhoods/		5852	3_3_Appendix B_Development Standards_June2022.pdf	0	0
07/14/2022 - 7:08pm		80 feet is really too tall. a limit of 45 feet or 4 stories that with a density bonus ends a 6 stories is reasonable		5853	3_3_Appendix B_Development Standards_June2022.pdf	0	0
07/14/2022 - 7:08pm		85 feet is really too tall. a limit of 45 feet or 4 stories that with a density bonus ends a 6 stories is reasonable		5854	3_3_Appendix B_Development Standards_June2022.pdf	0	0
06/17/2022 - 2:04pm		This building has been under construction for over a year already. It does not seem to fit the time constraints of the state housing requirements.		5333	7_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/17/2022 - 2:06pm		How did I let that get past? Name corrected.		5333	7_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/17/2022 - 3:30pm		1601 Oxford was finally inspected in March 2022 and already has residents. It cannot apply to the 2023-2031 cycle.		5335	6_4_Appendix C_Sites Inventory_June2022.pdf	1	0
06/17/2022 - 3:36pm		2100 San Pablo is nearly complete. Is it being double-counted in both RHNA cycles?		5336	6_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 4:06pm		Please do not let the YIMBY's shoot down BART apartment buildings! Born & raised here, returned 15 years ago, plan to stay till my end. We are a DENSE URBAN AREA and should build like one -- near transit. PLEASE BUILD IT.		5341	2_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:25pm	Needs Love	The USE Permit appears to be expired, with no building permit application on file. Is Berkeley really claiming an expired use permit as an entitle project? That's basically fraud.		5353	4_4_Appendix C_Sites Inventory_June2022.pdf	1	0
06/18/2022 - 6:31pm	Needs Love	This appears expired and thus ineligible for inclusion on this list.		5354	4_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:35pm	Missing	This table should be amended to include the date of zoning permit approval and the date (if any) of building permit filing or approval As the first two sites appear expired and no longer entitled, additional data is needed to expedite public identifying of expired entitlements		5355	4_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:36pm	Needs Love	This use permit appears expired.		5356	4_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:44pm	Needs Love	Many of the entitled projects have been entitled for >1 year without pulling building permits. They are thus subject to revocation and also may be financially unviable projects. Berkeley should analyze this list for viability, as it's clear not all will be built.		5358	3_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:46pm	Missing	Project submitted more than a year ago should not be assumed to remain financially viable given rapid rises in financing and construction costs Berkeley must discount this list with an estimate of actual development probability.		5359	11_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:48pm	Needs Love	This list improperly assumes every site will be developed within the next cycle. An entirely unreasonable assumption.		5360	21_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/18/2022 - 6:48pm	Needs Love	This site is clearly unlikely to be redevelopment, as a local food institution.		5361	25_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/27/2022 - 12:25pm		I can't find any evidence that this project actually exists. It does not appear on the sites inventory at this address, and the adjacent property - 1760-70 University, Lutheran Church of the Cross - does not appear to be building any affordable housing.		5434	19_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/27/2022 - 12:57pm		Never mind, found this property described in the anticipated sites above		5434	19_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/10/2022 - 1:58am		This is a sacred burial ground for Lisjan indigenous communities which has been acknowledged by the city of berkely also		5535	8_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/10/2022 - 1:58am		1900 4th is I mean		5535	8_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/10/2022 - 2:02am		Where would walgreens go? The other one in SW closed so just wondering where folks would go to get their meds		5537	15_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/10/2022 - 5:14am		I support this proposal and can some of the new buildings being built near Downtown Berkeley Bart station be also low income.		5547	2_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/13/2022 - 8:03pm	Needs Love	Both of these proposed developments are dangerous, in that you won't be able to evacuate fast enough during an EQ when BART won't be running, and removal of seats has made it less usable for seniors and disabled ppl, and clogged roads makes ambulance and fire truck egress slower.		5606	2_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/13/2022 - 8:20pm	Still True	Whatever happened to green space??? I find it disconcerting that the City seems to be creating a giant heat sink in exchange for more vulture capital gentrification "housing." THIS isn't healthy for our city, nor for the environment.		5612	17_4_Appendix C_Sites Inventory_June2022.pdf	0	0
07/13/2022 - 8:52pm	Still True	There is nothing logical about this. It has already been debunked by a Fed study, here: https://www.forbes.com/sites/eriksherman/2018/08/03/additional-building-wont-make-city-housing-more-affordable-says-fed-study/?h=53e5ee93218b		5614	20_4_Appendix C_Sites Inventory_June2022.pdf	0	0
06/24/2022 - 1:25pm		It isn't clear what exactly this table represents, but the cited report includes hundreds of units that the city credits to itself in the 5th cycle, such as 2100 San Pablo, which also appear in the list of 6th cycle opportunity sites. That's duplicitous.		5417	9_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/10/2022 - 5:21am	Needs Love	Very disappointing that the highest rates of achievement was for moderate income and above moderate income housing. The lowest was for low income and moderate income. Let's change that.		5548	9_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 8:55pm	Still True	Sadly, elimination and consolidation of many boards and commissions gives even less voice to the community and provides the illusion of unity in many poorly conceived plans--a unity that simply doesn't exist.		5615	3_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:05pm	Still True	The City has done a poor job of dealing with disability issues, as well as large property owners who have abused tenants, leaving them in an unsafe environment while shoddy "repairs" are finally made (Harriet Tubman Housing). Also, you need a solid elevator policy in new bldgs.		5616	4_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:08pm	Still True	Bravo for Rebuilding Together! More needs, include public toilets and benches; an elevator ordinance; better street design; and allowing private citizens with lived experience to review "unsafe & non-conforming" shelters to make sure they're safe: your "experts" missed a lot.		5617	4_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/13/2022 - 9:10pm	Still True	It took 2 years, while staff told me experts assured them that interim redesigns at Pathways made it safe for disabled clients when NOTHING had been done, to get a \$236/mo disabled portapotty @Pathways, & the City left the same "experts" in charge, with no community oversight.		5618	4_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:12pm	Still True	There appear to be no consequences when contractors leave dangerous conditions for clients, and the City rejects necessary input from a broad spectrum of disabled individuals who could be helping. Bad for clients, and a liability for the City. Another lose-lose. UNACCEPTABLE		5619	4_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:15pm	Question	Shelters are ADA non-compliant and while we could accept safe but non-conforming, the City employs "consultants" who gloss over the most dangerous issues--the rehires them when issues are found. Why? Why won't the City accept qualified help from volunteers? Did the City ever get a refund on the non-ADA compliant trailers it rented? If not, why not? Why is the Chief Engineer who signed off that the facility was safe still a City employee at that level?		5620	4_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:16pm	Question	People are afraid of reprisals. This just makes people who need it avoid it.		5621	4_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:34pm	Still True	The centralized system is also not working, and both employees at NGOs and the at the City don't know what other agencies are doing. We have problems similar to SFs in this way: https://www.sfchronicle.com/projects/2022/san-francisco-sros/		5622	5_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:35pm	Suggestion	The City needs a PUBLIC reverse mortgage program which will prevent displacement and provide permanently affordable housing. Space constraints prohibit me from leaving details here, but I will be happy to share with anyone who writes and will soon have it on a website.		5624	5_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:38pm	Still True	This still only provides a pittance in terms of affordability while creating net gentrification and displacement. A huge influx of money from state-generated corporate tax revenues is needed to combat income inequality and prevent displacement.		5625	6_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:39pm	Still True	Again, the model for paying non-profits is flawed. We need to be paying them from a reasonable state-level tax, not converting existing affordable units for a long-term net churn.		5626	6_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 9:41pm	Still True	Again, you still don't have the necessary infrastructure to do this safely. I have yet to find anyone or any document that can tell me what the throughput of surrounding streets is (in the event of a major fire or earthquake, when BART and buses won't be running). Not safe.		5627	6_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 10:06pm	Still True	Outreach efforts are often insufficient, leaving citizens not regularly engaged inside the process in the dark until it's too late. Also, public meetings have been held in places that aren't accessible to seniors and disabled people, which is completely unacceptable.		5628	7_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 10:08pm	Suggestion	Rent control needs to continue to protect clients at the same level, but you need outside funding from the state to ensure that people who are willing to rent to the lowest income individuals are not subsidizing them! The difference should be paid by a state level tax.		5629	7_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 10:10pm	Suggestion	YOU need to worry more about having sufficient road space for evacuations and emergency vehicles. IN a disaster you would be facing another Paradise-style disaster: https://www.latimes.com/local/california/la-me-in-paradise-evacuation-road-20181120-story.html		5630	8_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/13/2022 - 10:11pm	Still True	Inadequate outreach means that I as a commissioner with a disability didn't even know about this program. Outreach needs major improvement all around.		5631	8_5_Appendix D_Review of 5th Cycle_June2022.pdf	0	0
07/10/2022 - 2:22am		How was this calculated? This seems to be leaving out many disabled people		5538	44_6_Appendix E AFFH_June2022.pdf	0	0
07/14/2022 - 12:01pm	Still True	No program that relies on trickle down economics will ever be fair. Years of objective data have proven that: we haven't had such gross income inequality since the "Gilded Age."		5708	2_6_Appendix E AFFH_June2022.pdf	0	0
07/14/2022 - 12:05pm	Still True	Poor job of reconciling local knowledge and evidence against economic theories that have proven disastrous here. Lived experience has been ignored in favor of "experts" who often ignore inconvenient data (i.e. accessibility experts who can't tell a safe bathroom).		5709	3_6_Appendix E AFFH_June2022.pdf	0	0
07/14/2022 - 12:08pm	Question	Again, I remain confused about how these areas allegedly have such a high capacity when we still haven't even addressed the throughput of current roads, let alone narrowed ones, in the event of a fire or major EQ. Please demonstrate how this has been addressed.		5710	10_6_Appendix E AFFH_June2022.pdf	0	0
07/11/2022 - 7:54pm	Suggestion	I totally disagree with this policy. It hurts so many Berkeley residents, including people with disabilities, seniors, families, etc. I am a senior with disabilities. It will decrease my quality of life and independence. New buildings need more parking!!		5571	5_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:13pm	Needs Love	Again, the lack of contrast and blurriness disenfranchises people with low vision. Very poor job of making this accessible, which once again means that you have eliminated input from a sizeable segment of the population. Please consider for future surveys. Also, need bolder text		5711	3_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:16pm	Still True	RHNA is so poorly done! No credit for dilapidated units brought back? That makes no sense. Also, this ignores findings from the Embarcadero Institute https://embarcaderoinstitute.com/reports/ Flawed data is producing an "urban renewal" disaster for us all.		5712	3_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:18pm	Still True	Disability has not been adequately accounted for in terms of data, with optional reporting and HIPAA skewing the numbers low, and both road and building design has been exclusionary. Please, hold more ACCESSIBLE meetings of actual disabled people. Your "experts" are failing us.		5713	4_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:20pm	Still True	BART has done a poor job with accessibility needs. We need working bathrooms; more seats; and elevators that are promptly fixed. Fare gates need to not snap shut on a walker, endangering fingers and other body parts.		5714	5_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:24pm	Still True	Without it, only the uber rich will ever be able to afford to own. Huge bond measures further endanger the few homeowners of modest means, and prevent renters of modest means from owning. You are taxing the wrong ppl--Go after multi-trillion dollar corps at state level.		5715	11_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:26pm	Suggestion	A public reverse mortgage, where seniors get ~10% down payment and a monthly stipend in return for a deed restriction on their heirs would allow heirs to stay and provide permanently affordable housing. Level of affordability required based on time of loan repayment		5716	11_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/14/2022 - 12:29pm	Still True	I have participated extensively and don't feel heard on essential safety issues, especially involving disability, as well as on issues of equity, fairness, and what little green we have left here.		5717	16_7_Appendix F_OutreachEngagement_June2022.pdf	0	0
07/15/2022 - 12:00am	Missing	Objective standard: promote climate resilience and advance racial and economic equity. As the technical summary p61 of the International Panel on Climate Change makes clear, in developed urban environment, this means protecting solar access, protecting greenery. https://www.ipcc		5909	152_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:08am	Missing	As the technical summary start p 61 of the International Panel (of UN scientists, including Nobel Prize winners) makes clear, in developed cities, RETROFITTING and protecting solar and greenery mitigates climate disaster. Building new now creates disaster. https://www.ipcc		5910	139_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:10am	Missing	Objective standard: promote climate resilience and advance racial and economic equity. As the technical summary p61 of the International Panel on Climate Change makes clear, in developed urban environment, this means protecting solar access, protecting greenery. https://www.ipcc		5911	139_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:18am	Missing	Greenery and set-backs, open space at least 500sf/2000FAR MUST be preserved. As the UN International Panel on Climate Change makes clear, merely building is building disaster. Solar and greenery must be preserved. See p61 on of technical summary https://www.ipcc		5912	138_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	1
07/15/2022 - 12:20am	Missing	The above should be an objective standard. Full link https://www.ipcc.ch/report/ar6/wg3/		5912	138_1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/15/2022 - 12:21am	Missing	full link for above https://www.ipcc.ch/report/ar6/wg3/		5911	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:24am	Missing	corrected link for objective standard background above: https://www.ipcc.ch/report/ar6/wg3/		5909	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:26am	Missing	Greenery and set-backs, open space at least 500sf/2000FAR MUST be preserved. As the UN International Panel on Climate Change makes clear, merely building is building disaster. Solar and greenery must be preserved. See p61 on of technical summary https://www.ipcc.ch/report/ar6/wg3/		5916	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:29am	Missing	Objective standard: protect solar and potential solar as a higher priority than massive density. Objective standard: create and protect greenery and urban forests. In developed cities, merely building dense is building disaster. See p TS61 https://www.ipcc.ch/report/ar6/wg3/		5916	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:32am	Missing	Greenery and set-backs, open space at least 500sf/2000FAR MUST be preserved. As the UN International Panel on Climate Change makes clear, merely building is building disaster. Solar and greenery must be preserved. See p61 on of technical summary https://www.ipcc.ch/report/ar6/wg3/		5918	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:35am	Missing	Protecting solar access and building and encouraging greenery and urban forests should be objective standards. Background - for developed cities: p 61~ Technical Summary https://www.ipcc.ch/report/ar6/wg3/		5918	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:36am	Missing	Objective standard: protect solar and potential solar as a higher priority than massive density. Objective standard: create and protect greenery and urban forests. In developed cities, merely building dense is building disaster. See p TS61 https://www.ipcc.ch/report/ar6/wg3/		5920	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:41am	Missing	Link=The Intergovernmental Panel on Climate Change (IPCC) United Nations body for assessing the science re: climate change. IPCC was created to provide policymakers w/regular scientific assessments on climate change, IPCC determines the state of knowledge on climate change.		5920	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:47am	Missing	All neighborhoods have energy-efficient needs. Greenery/open space at least 500sf/2000FAR MUST be preserved. UN International Panel on Climate Change makes clear, merely building is building disaster. Solar access must be preserved. p61 https://www.ipcc.ch/report/ar6/wg3/		5922	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:50am	Missing	It's a start. Greenery/open space at least 500sf/2000FAR MUST be preserved. UN International Panel on Climate Change makes clear, merely building is building disaster. Solar access must be preserved. p61 https://www.ipcc.ch/report/ar6/wg3/		5923	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:53am	Missing	Objective standard: protect solar and potential solar as a higher priority than massive density. Objective standard: create and protect greenery and urban forests. In developed cities, merely building dense is building disaster. See p TS61 https://www.ipcc.ch/report/ar6/wg3/		5924	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 12:58am	Missing	As technical summary start p 61 of the International Panel (of UN scientists, including Nobel Prize winners) makes clear, in developed cities, RETROFITTING & protecting solar and greenery mitigates climate disaster vs new bldg https://www.ipcc.ch/report/ar6/wg3/		5925	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:01am	Missing	Objective Standard: open space at least 500sf/2000FAR MUST be preserved. Objective standard: protect solar and potential solar as a priority to new dense resource-intensive building. background TS61 https://www.ipcc.ch/report/ar6/wg3/		5926	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:06am	Missing	Solar retrofit and greenery/urban forest are by far the best climate change protection, in cities greater than density. Objective standard: create/protect solar panels and protect open space at least 500sf/2000FAR. see TS 61 on https://www.ipcc.ch/report/ar6/wg3/		5927	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:12am	Missing	Objective standard: in climate protection, create ADA-friendly mass-transit with foot and arm elevation options & noticed frequent stops for some who need this in order to use mass-transit. Make transit comfortable and appealing! Many ably-challenged would LOVE to quit driving!		5928	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:14am	Missing	consider more flexible transit options such as shared rides on demand etc.		5929	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:16am	Missing	Solar retrofit and greenery/urban forest are by far the best climate change protection, in cities greater than density. Objective standard: create/protect solar panels and protect open space at least 500sf/2000FAR. see TS 61 on link		5930	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:17am	Missing	link to comment above: https://www.ipcc.ch/report/ar6/wg3/		5930	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:26am	Missing	City needs to advocate in state and federally for funds for retrofitting to create affordable housing. Relying on builders for this is a climate disaster. see UN International Panel Climate change technical summary start p 61 https://www.ipcc.ch/report/ar6/wg3/ Solar, greenery		5932	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:42am	Needs Love	The "Community Profile" section should include designated affordable housing allocated to preserve the safety and security of the Bay Area's home to 2SLGBTQIA+ community, in particular QTNBBIPOC + womxn who face substantially greater housing, wage, and employment discrimination.		5933	4_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:54am	Missing	Research actually shows less crimes when neighborhoods increase greenery/trees. Climate protection/safety mandates protection with greenery as well. Objective standard: open space/greenery at least 500sf/2000FAR.		5934	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 1:54am	Missing	I mean fewer crimes just to copy-edit that...		5934	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:06am	Suggestion	Caution: In developed countries the main transformation needed is adapt to shutting off fossil fuels, electrify & more energy efficient existing buildings."Retrofit baby, retrofit". Intensive resource use for new building is a climate disaster.		5936	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:09am	Suggestion	source: International Panel Climate Change Technical Summary for developed countries https://www.ipcc.ch/report/ar6/wg3/		5936	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:12am	Missing	City needs to advocate in state and federally for funds for retrofitting to create affordable housing. Relying on builders for this is a climate disaster. see UN International Panel Climate change technical summary for developed countries. https://www.ipcc.ch/report/ar6/wg3/		5938	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:14am	Missing	Solar retrofit and greenery/urban forest are by far the best climate change protection, in cities greater than density. Objective standard: create/protect solar panels and protect open space at least 500sf/2000FAR https://www.ipcc.ch/report/ar6/wg3/		5939	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:15am	Suggestion	and/or producing other housing options that transform the capitalistic model of land ownership to integrate indigenous land stewardship practices/approaches toward sustainable affordable housing, (ie. Cooperative Roush housing project).		5878	20_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	1	0
07/15/2022 - 2:16am	Missing	City needs to advocate in state and federally for funds for retrofitting to create affordable housing. Relying on builders for this is a climate disaster. see UN International Panel Climate change technical summary https://www.ipcc.ch/report/ar6/wg3/		5941	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:18am	Missing	City needs to advocate in state and federally for funds for retrofitting to create affordable housing. Relying on builders for this is a climate disaster. see UN International Panel Climate change technical summary https://www.ipcc.ch/report/ar6/wg3/		5942	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:21am	Missing	I understand benefits of this, but City needs to advocate in state and federally for funds for retrofitting to create affordable housing. Relying on builders for this is a climate disaster. see UN International Panel Climate change technical summary https://www.ipcc.ch/report/ar6/wg3/		5943	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:23am	Suggestion	as well as city permits that enable more production of ADU/tiny home communities		5749	21_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:24am	Missing	And can the city PLEASE advocate for removal of 2-tier property tax system whereby some pay 5 times more than others for equivalent properties based on when we bought - whether we're seniors or not. Some ARE getting taxed out of here while others ATM their equity and jet-set.		5945	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:29am	Missing	City needs to advocate in state and federally for funds for retrofitting to create affordable housing. Relying on builders for this is a climate disaster. see UN International Panel Climate change technical summary https://www.ipcc.ch/report/ar6/wg3/		5946	1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Type	Comment	Parent comment and responses	Page	File	Agree	Disagree
07/15/2022 - 2:30am		Solar retrofit and greenery/urban forest are by far the best climate change protection, in cities greater than density. Objective standard: create/protect solar panels and protect open space at least 500sf/2000FAR https://www.ipcc.ch/report/ar6/wg3/		5947	109 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:37am	Missing	There ought to be a wider representation of racial/ethnic categories that comprise of accounting for the greater scope of diversely populated residents living in Berkeley, including a category that encompasses mixed races/ethnicities. These stats represent less than 40%		5948	24 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:37am		YAY for retrofiting! International Panel on Climate Change: Excess resource-intensive new building brings disaster. retrofiting is green/more affordable. preserve open space 500sf/2000FAR https://www.ipcc.ch/report/ar6/wg3/		5949	105 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:41am	Suggestion	Solar retrofit and greenery/urban forest are by far the best climate change protection, in cities greater than density. Objective standard: create/protect solar panels and protect open space at least 500sf/2000FAR IPCC technical summary https://www.ipcc.ch/report/ar6/wg3/		5566	10 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0
07/15/2022 - 2:52am		Yes, I have placed several needed objective standards related to this in the main Housing Element document. I had to work mostly from the Accessible doc and carefully went through the other. Please see. Thank you.		5852	3 3_Appendix B_Development Standards_June2022.pdf	0	0
07/15/2022 - 2:54am		Yes, please see objective standards needed throughout main Housing Element document and background here https://www.ipcc.ch/report/ar6/wg3/		5851	3 3_Appendix B_Development Standards_June2022.pdf	0	0
07/15/2022 - 2:56am		Yes, please see needed objective standards throughout main document. Background for one thing: international panel on climate change, UN, technical summary https://www.ipcc.ch/report/ar6/wg3/		5849	3 3_Appendix B_Development Standards_June2022.pdf	0	0
07/15/2022 - 2:59am	Question	I'm not sure how accurate these numbers can be, and how this data can be accurately retrieved. It seems far lower than what I imagine		5954	40 1_Berkeley Housing Element_PublicDraft_June2022 (1).pdf	0	0

Date posted	Ch 1 Introduction	Ch 2 Goals Policies Objectives	Ch 3 Housing Needs	Ch 4 Housing Constraints	Ch 5 Housing Resources	Adli Comments
6/17/2022	It is my thought that Berkeley will maintain its look of neighborhoods and not high buildings blocking our wonderful views of our Bay Area bridges and hillsides. We have a uniqueness to our city. Because the south and west Berkeley areas are mostly older residents who are not able to move to a hillside homes. Some property owners are sometimes greedy and do not care of the owners of smaller homes. Therefore, place the high rises in the hills. We do not wish to be like New York City. We are Berkeley, California.	I remember when South and West Berkeley were very prosperous with African American, Asian American, and Mexican American Businesses. We need to establish move community Base businesses.	I am a 71 year-old woman who was born and raised in South Berkeley. My memories include: the wonderful life that existed in Berkeley.	Made certain the elders are housed first. Then young mothers, Veterans then students.	The elders are receiving a lower income and homeless give them help. Their time is limited.	
6/18/2022						Please study increasing the density in the C-SA - South Area Commercial District, which would bring it in line with the most recently updated C-AC Adeline Corridor Commercial District zoning. In addition, please study: 1. Removing the height restrictions between sub-areas (see Table 23.204-28. C-SA MAXIMUM BUILDING HEIGHT) 2. Increasing the lot coverage percentages (see Table 23.204-30. C-SA LOT COVERAGE STANDARDS FOR MIXED USE AND RESIDENTIAL-ONLY USES) 3. Reducing setbacks when abutting or confronting residential lots (see 23.204.150(E)(5))
6/19/2022						As a working parent I don't have time to read these detailed reports, but thanks for the effort you are putting into this, and please please please make it much easier to build the housing we need in every neighborhood of the city! Thank you!!!!
6/21/2022	No	No	No	No	No	Would like to see height limits that keep the overall small town "feel" of Berkeley intact.
6/22/2022	Low income housing she serve Berkeley residents first and get them out cars, off couches, and streets.	There should be on list to sign up Berkeley residents in need of housing, and start putting each person in affordable housing. No lottery, no wait list just get people in need housing ASAP	Make it easy for people I need and low income to have housing	Let people in Berkeley know where to call an sign up, many people have been homeless but don't no who to connect for help	Housing should have more units for low income without the need of a section8	Have a sign up website for all Berkeley housing that's opening, people can update income and information and know where they are on each list of housing in Berkeley
6/23/2022	It is VERY hard to read the plan the way it's loaded, it reloads every time you go to a new page, so it takes forever. Most people won't have patience for that. Is there a way to download the plan and read it offline?	See previous comment. I will put my comments at the end under Additional General Comments.	See previous comment. I will put my comments at the end under Additional General Comments.	See previous comment. I will put my comments at the end under Additional General Comments.	See previous comment. I will put my comments at the end under Additional General Comments.	I know the City is trying to make having a car all but illegal but for all new multi-family housing you build (and I am 100% pro building more in ALL neighborhoods), you HAVE to put in adequate parking places, at least 1 spot per unit. Not everyone can take public transit, especially if they drive their kids to multiple destinations regularly. Even people who commute to work on public transit have a car to use on weekend excursions and during-the-week runabouts. Also, squeezing out cars BEFORE having decent public transit in place is backwards - first make sure busses make way more stops and run more frequently, make both bus and BART more affordable, maybe start a Berkeleywide shuttle service, i.e. mini-busses. Make it easy to get ANYWHERE, then people may give up their cars. They probably still won't, though, because we are a CAR CULTURE and most people want their private bubble/status symbols. Also, in single family home neighborhoods it is probably best to start with adding 4-unit buildings rather than try to plunk down a big 8-story building so people don't freak out and resist. I grew up in North Berkeley and my mom still lives there. She and her peers know more housing is needed but they are scared of their neighborhoods getting more crowded and noisy. But adding lots of scattered 4-plexes would add a lot of housing without excessive change. And bigger buildings closer to transit. Still, WITH ADEQUATE PARKING because people still USE CARS EVEN IF THEY TAKE PUBLIC TRANSIT.
6/23/2022						my two major concerns are affordable housing and the fact that the environmental impact on infrastructure seems to be missing including the power grid the loss of trees the loss of ground which absorbs rain and drought conditions which means any additional housing will bring more difficulty to the water situation.
6/24/2022	Please limit heights to 8 stories @ major intersections, 5 stories along major corridors like San Pablo.	Please limit heights to 8 stories @ major intersections, 5 stories along major corridors like San Pablo.	Please limit heights to 8 stories @ major intersections, 5 stories along major corridors like San Pablo.	Please limit heights to 8 stories @ major intersections, 5 stories along major corridors like San Pablo.	Please limit heights to 8 stories @ major intersections, 5 stories along major corridors like San Pablo.	Please limit heights to 8 stories @ major intersections, 5 stories along major corridors like San Pablo.
6/25/2022						Please strongly consider building HOUSING FOR ARTISTS. As a progressively minded, Berkeley should be leading the way in support of the artists who bring cultural vibrancy to our city and are currently being displaced due to high cost of living. But, sadly, we are currently actually behind the times on this one. Let's make a change now that we can towards supporting artists. Artists are the social fabric of our society and are really suffering to pay basic expenses in such an expensive area. I know so many folks who are moving away.
6/28/2022			Yes they are not affordable no space for families with children seniors can't afford them. Half the city of Berkeley is putting up all these buildings with very few people living in them and they keep putting up more. When is enough enough. We need family spaces. Teacher spaces Senior spaces low income who are not on subsidies housing. To many empty buildings in the city not being rented because the cost is ridiculous. Maybe 5 students can rent and split costs?		More resources for families with children teachers seniors working low income not on subsidized vouchers to keep us from being pushed out of Berkeley	
6/29/2022						We need AFFORDABLE HOUSING, not the market-rate housing being built by the wealthy for-profit developers who have bought the mayor and most of the city council!!
7/4/2022			The city need to address that every person needs a place to stay. There are workers who make minimum wage and so there should be places that can be pay with that income.	The city of Berkeley seats on fertile land, it is therefore important to preserve and expand green areas and plant and preserve existing trees. There is not just the issue of lack of housing, the issue of climate change is also present and if the city doesn't address now, Berkeley can become an arid and hot place a generation from now.	I came to live in Berkeley in 2010 looking for job, I found a job at Saul's Restaurant, but I was fired a little after the managers learned I was homeless. I look and got another job while working at Saul's. The job was at Panera Bread of San Francisco both of them were part time, but not even with that money I could afforded to pay rent in Berkeley. So after a little bit I was out of work remaining on the streets.	The city of Berkeley should acknowledge that some of the workers and families in Berkeley are undocumented or hybrid and not all of us can get help through the mainstream vias.
7/5/2022	A key goal must be to create more AFFORDABLE housing (i.e. low income - not just middle / market rate)	A key goal must be to create more AFFORDABLE housing (i.e. low income - not just middle / market rate)	A key goal must be to create more AFFORDABLE housing (i.e. low income - not just middle / market rate)	A key goal must be to create more AFFORDABLE housing (i.e. low income - not just middle / market rate)	A key goal must be to create more AFFORDABLE housing (i.e. low income - not just middle / market rate)	A key goal must be to create more AFFORDABLE housing (i.e. low income - not just middle / market rate)
7/5/2022		all housing needs to be intentional, and the maximum affordable housing needs to be explored thoroughly before recommending market rate.	We do need to build housing for the shortage, even if all the arguments for building more means xyz for our communities.			We need to build as many 100% affordable housing as possible, while also recognizing that we are short A LOT in building enough housing for ALL Californians and those who will become CA residents. Also, please center the housing debate on People of Color, especially ones most effected by gentrification, but also, please do not just affordable housing and section 8 housing as a solution, but also wealth creation, bc having people stuck in housing in which they have to be poor to live in there is just trapping POCs in poverty, we also need to lax standards, where folks making above what they originally qualified for gets like 2 years, and allow for extensions, before they have to move out so they can build wealth, etc.
7/5/2022	Need to ensure that the Adeline corridor plan is enacted	Need to ensure that affordable housing is prioritized.	Too many market rate units have been built and are planned to be built under the housing element. Need to prioritize affordable housing.	Need to prioritize affordable housing.	Need to prioritize affordable housing.	Berkeley has more than enough market rate housing, need to prioritize affordable housing!

Date posted	Ch 1 Introduction	Ch 2 Goals Policies Objectives	Ch 3 Housing Needs	Ch 4 Housing Constraints	Ch 5 Housing Resources	Add Comments
7/6/2022				Being disabled and having a limited income lots of these so called affordable properties or BMR units have stipulations that a household has to make 3 times the rent. How is that possible for a unit that goes for \$2000? The red tape is awful and making it so hard to find adequate housing for those of us that really need it.	Housing is so difficult to find. Especially affordable housing. These high rise units that keep being built are not affordable to the people that have always lived here. We need more actual affordable housing. And resources for the disabled, elderly and families with children to get priority to housing. BUSD students should also get priority to housing.	Berkeley needs affordable housing. BMR and what the city considers affordable housing is not affordable to the average person. These places require an individual makes 3 times the rent. If a property is being rented for \$2000 which is not affordable at all. The property will require an household to show that they may 3 times the rent. As an single mother with children with disabilities, that means I must make \$6000 a month. How can I show that? The city dangles affordable housing and BMR Units with these stipulations. How is this affordable? People making 75,000 are able to live in these units because they can show 3 times the rent. They are not affordable. Due to this people born and raised in Berkeley, and having kids that are born and raised here are either leaving the city we have always loved or becoming homeless. It is not fair. We have a right to be here this is our home. Please help us stay here.
7/6/2022						I am currently living in Berkeley but will need to move out of the area due to high rents and unaffordable housing. I cannot find any way to afford housing here or programs available that fit within my current situation.
7/6/2022						I am most concerned about a proposed 26 story building at the corner of University and Shattuck Avenues. This is hugely out of scale with anything else in the city. It is a gross over-the-top proposal that should not be permitted. While housing resources are being increased with mostly modest height increases elsewhere, this proposal exceeds limits that already are changing the character of Berkeley in ways that are not beneficial. While it may produce big profits for developers, it is totally out of keeping with the human scale and character of our city. Please do not permit this atrocity from becoming a reality.
7/9/2022				I am skeptical of the claim made in this text that the city's zoning ordinance and general plan is "not a governmental constraint to the development of housing." This claim is made on Page 68, in the same paragraph that cites the city's approval of 200 units "in recent years" as evidence that our general plan is sufficient. This is an astonishing assertion given the city's own acknowledgement that we are tens of thousands of housing units behind on our goals. This deficit should be treated like the civic emergency it is, and therefore our general plan and zoning code should be immediately revised to permit citywide upzoning to the highest possible degree.		
7/10/2022			I strongly agree with including artists in the Housing Element Update. Art is vital to the strength of this community.			
7/11/2022		I really like the goals and the intention to prioritize accessibility.				I didn't read it all in detail, but wanted to say that as a landlord of a single family unit, I strongly SUPPORT TOPA and other measures to increase affordability. I think many small landlords do! (Despite the lobbying of the landlord organization Berkeley Property Owners Association, which does not align with my values, despite supposedly representing landlords like me.)
7/11/2022						Where is the water coming from? I'm letting my lawn die after forty-odd years of careful maintenance because of the drought and you are inviting people to take 1200 showers a day. The BART development is a bad idea. Affirming 7 stories is a bad idea. How about TVs for Indians on Indian land? I'm an affluent white guy who moved to Berkeley 72 years ago and was educated at local schools, including UCSB, and own two homes a block away from North Berkeley BART. I'm not a NIMBY because I would object to this environmental catastrophe no matter where I lived in Berkeley.
7/11/2022	Very clear. Parts (like 1.3) read as very defensive, like the goal is to do the minimum necessary for compliance. The opening is a little more inspirational. I wish there was more language about how Berkeley should be leading the Bay Area. I don't feel like we are leading on the issue of housing. I wish we were the city that everyone for 200 miles pointed to and said: "they are the model for zoning and building enough housing for the future of our region."	The order of goals is very deceptive. I wish Goal C were first. I wish we were building even more units in order to meet Goal A.	Health and Education Services should be split. I was very alarmed to learn that the city is such a large employer. It just seems hard to sustain the city budget this way.	I could not find a good description on what is being done to reduce reliance on cars and reduce driving.		I wish the goal had been to zone even more housing at even higher density. The densest parts of Berkeley are amazing but they are small. This is an incredible city and more people deserve to live here and enjoy it and make it great. I wish the Element called for even more units than specified under the RHNA.
7/13/2022	1595 UNIVERSITY AVE Proposal. 1. Increase Parking!! (Current plan: 42 spaces for 207 units) Even if new residents are not given access to neighborhood parking permits, they can park all night, on weekends, etc. Many residents depend on nearby parking to maintain their independence, including seniors, individuals with disabilities, single parents, etc. 2. Change the design to including major setbacks on both the front and back of the building, that will be respectful and considerate to current neighbors and allow new neighbors to congregate outside without blocking pedestrians. 3. Add new design elements to limit noise, blocked sunlight, and other quality of life issues that will negatively affect our current populations of residents including families, stay-at-home individuals avoiding health threats such as Covid, walkers, gardeners, etc. 4. Limit maximum height to 5 stories. This follows the current zoning and reflects the community's vision of a reasonable and appropriate design for this neighborhood. This height will already be taller than most buildings in the immediate neighborhood and will abut upon single family houses and yards. 5. Include more subsidized apartments. Do Not allow developers to pay the city monetary fees to avoid including affordable housing units that are needed here in this neighborhood. We need these in order to avoid displacing current residents who can no longer afford rising rents, to allow city workers to live where they work, etc. We want to preserve this historically diverse neighborhood.	Please do not allow developers to pay the city monetary fees instead of including affordable housing. Please limit maximum height in residential areas.	I don't think we need more high cost housing developments. We need affordable and student housing.	I hope the City of Berkeley stays within its height limits of 5 stories, especially in residential areas.		

Date posted	Ch 1 Introduction	Ch 2 Goals Policies Objectives	Ch 3 Housing Needs	Ch 4 Housing Constraints	Ch 5 Housing Resources	Add Comments
7/13/2022		Need more affordable housing and less buildings over 5 stories.	Need more affordable housing	Keep the 5 story maximum in Residential areas		<p>Please consider these 5 items for the Proposed building at 1598 University;</p> <ol style="list-style-type: none"> Increase Parking!! (Current plan: 42 spaces for 207 units) Even if new residents are not given access to neighborhood parking permits, they can park all night, on weekends, etc. Many residents depend on nearby parking to maintain their independence, including seniors, individuals with disabilities, single parents, etc. Change the design to including major setbacks on both the front and back of the building, that will be respectful and considerate to current neighbors and allow new neighbors to congregate outside without blocking pedestrians. Add new design elements to limit noise, blocked sunlight, and other quality of life issues that will negatively affect our current populations of residents including families, stay-at-home individuals avoiding health threats such as Covid, walkers, gardeners, etc. Limit maximum height to 5 stories. This follows the current zoning and reflects the community's vision of a reasonable and appropriate design for this neighborhood. This height will already be taller than most buildings in the immediate neighborhood. Include more subsidized apartments. Do Not allow developers to pay the city monetary fees to avoid including affordable housing units that are needed here in this neighborhood. We need these in order to avoid displacing current residents who can no longer afford rising rents, to allow city workers to live where they work, etc. We want to preserve this historically diverse neighborhood.
7/13/2022	Omits Climate Action Plan and Rent Stabilization Ordinance	Omits constraining mini-dorms	Table 3.13 doesn't make sense. % of what?	Table 4.1 is meaningless as DU/acre is not a standard in the zoning like other cities. Please admit the City's negligence in not planning for the development of San Pablo Avenue	Many of these sites are not available for development.	UC student housing and population counts need more detail.
7/13/2022						I am opposed to any inclusion of TOPA in the Housing Element. As a small landlord I feel that TOPA in its most recent iteration still creates a minefield of problems for small landlords. The length of time between deciding to sell and when you can actually make a sale can create real hardships. Setting up a process where tenants in smaller buildings can buy the property would create a much more stable community however the definition of smaller properties is much too small. Currently Berkeley has restrictions on the number of multi-family buildings that can convert to condominiums and TICs. Liberalizing those regulations would do much of what TOPA says it will accomplish. These regs were put in place because rental units were quickly turning into owner occupied units. How is TOPA really any different? Kudos to the City for doing the GOOD majority of things it does to create badly needed, truly affordable, protected housing!
7/13/2022	Not enough truly affordable, protected housing.	Not enough truly affordable, protected housing.	Not enough truly affordable, protected housing is proposed, to meet those ever-growing needs.	About 80-90% of the possible, but not enough, effort is being made to bend those restraints back to degree possible. So as to create enough truly affordable, protected housing.	Please use what resources you can obtain to create alot more truly affordable, protected housing.	
7/13/2022		Yes you have stated you support seniors aging in place, however the threat to remove rent control exemptions on our adus or rented sfh (where we live in one or the other) threatens us doing so.	Yes you must include Artist as a Special Population. Berkeley has lost many of its valued cultural assets through inability to support working artists (those who have made a viable living pursuing art and cultural production but cannot continue to live in Berkeley due to rising costs, and the lack of support for arts and creative production. (Market failure)			Please stop the continual threaten to remove our (rent control) exemptions for ADUs and Golden Duplexes. These units supply reasonable cost quality housing and allow us (seniors/ fixed & reduced income) to keep up with the costs of property maintenance, taxes, utilities.
7/13/2022	affordable for the working poor!	affordable for Seniors on Social Security!	Require parking.	No More giving ddvelopers whatever they demand!	People above profit!	More Senior housing walking distance to grocery stores Please focus on creating more affordable housing for all, not housing that benefits corporate developers only.
7/14/2022						The draft Housing Plan Element is clear and well organized. Excellent job. The plan identifies several basic and irreconcilable conflicts. Affordability is the central conflict - there is no way to build new housing in Berkeley that will be affordable as long as land and construction costs are so high. UC continues to add thousands of additional students and staff to Berkeley every year - and does not build housing. UC acquires more city blocks outside the campus footprint, reducing the city land inventory. The City has acknowledged they have no power to compel UC to house its students. The Element recommends "urging" UC to build more student housing. Question: If affordability of new housing is impossible in the current conditions, should we be throwing City money at trying to build housing that is way out of reach for the people who work here? Housing that is gobbled immediately up by a student population that swells every year? What really is the point of that? If affordability cannot be addressed successfully, most of the sustainable improvements recommended in this Plan only drive the costs even higher. Affordability first. If we can't afford it - don't try to build it. And please don't ask me to pay for it with my taxes. I can't afford it. It's very expensive to try to remain here in the town I was born in.
7/14/2022						Berkeley will be a much denser city once this plan is in effect. The plan doesn't seem to address the need for more park space, more schools, better transit. It seems to assume that residents will live without cars and will be able bodied enough to walk or ride bicycles for most of their needs. There will probably need to be a second high school. I can imagine that people will feel less connected to our local government. Of course the city has to grow since the state population is increasing, but there are many features of Berkeley being sacrificed to accommodate that growth.
7/14/2022	Berkeley needs more housing affordable to middle class and working people, and more subsidized low-income housing for homeless people. Berkeley does not need more luxury apartment buildings with empty retail on the ground floor.	The greatest need for objectives: strong policies that protect tenants.	See my answer to the Introduction section.			The housing element should prioritize every available opportunity to expand rental housing for middle class, low-income, and homeless residents.
7/14/2022	To date rents for a two bedroom new apartment is \$5,000. Clearly residence in Berkeley have next to nothing in choices for housing that is sustainable affordable. Who can afford rent as mentioned above?					Appendix C Residential Sites Inventory shows patently few affordable units. They are concentrated in the one project across from Spenger's. And there appear to be few or none in the high rise developments in downtown and on upper Bancroft. There is NO MENTION of the city owned property on 9th and University. But there are a plethora of initials of agencies, references to state law, and lot's of sanctimonious expressions of concern. The emphasis of the City seems to be the production of detailed reports rather than the production of affordable housing.

Date posted	Ch 1 Introduction	Ch 2 Goals Policies Objectives	Ch 3 Housing Needs	Ch 4 Housing Constraints	Ch 5 Housing Resources	Addl Comments
7/14/2022						We need more below-market-rate rental housing in Berkeley, not more luxury condos. As it is, many renters like me are locked into their current rentals (no matter how awful our landlords are) and unable to move and stay within Berkeley because rents have gotten so high and buying a home is out of the question.
7/14/2022	The RHNA numbers are questionable, at best, and certainly have the heavy support of the real estate industry. Where are all of these people coming from who will be living in Berkeley? Will these be mostly UC students? That seems to be the University's plan to continue to increase their bottom line by accepting an ever growing number of students. I know many non UC students who have moved out of Berkeley and only a few non UC students who have moved to Berkeley in the past few years. We have an AFFORDABLE housing crisis in Berkeley, not a housing supply crisis. There are innumerable buildings in Berkeley with "For Rent" signs. The problem is, the rents are outrageously high.	New building needs to be affordable to extremely low and low wealth individuals and families. The building on the BART stations needs to be 100% affordable and contain large enough units so that families (traditional and otherwise) can live there for a long time. To create a community, people need to be able to set down roots. Get married, have children, invite family members/friends to live with them. People need to have enough living space to accommodate a family.	Affordable housing. My daughter moved up from LA and couldn't find anything she could afford in Berkeley. She's living in a new building in downtown Oakland even though she would've preferred to live in Berkeley. Rents were >150% higher in Berkeley for a smaller space than in Oakland.			We have affordability crisis in Berkeley. Ensure that affordable housing is the center stone of any housing element plan.
7/14/2022	You have contracted with a company using programs that do not support older computer devices. Once again, low-income residents are excluded from participation because of exclusionary practices. Intending to spend a few hours going over the housing element, I am instead shown once again that someone who doesn't have resources to purchase a new device is not considered worthy of participating.	I'd love to be able to see it, but the city decided to contract with an exclusionary corporation that doesn't lead the information.				What research/study/investigation is being done regarding the destabilization of land in the west of Berkeley that is subject to liquefaction in an earthquake? What research/investigation/study has been done/is ongoing regarding disruption in drainage and the many problems inherent to increasing amounts of impervious land in the areas most impacted (West Berkeley) that have problems with flooding with heavy rains, etc. now? Roots of trees and other plant life hold the earth in place, utilize and hold moisture in soil.
7/14/2022	Intentions are good, actuality unlikely.	The Council should listen to its constituency.	The RHNA data are faulty, and should be rejected.	We need much improvement in the management of permits and city offices.	Racism in housing was eliminated by the Rumford Act in 1963.	This report promotes all housing when we need smart housing. We must take into consideration water shortages, Earthquake possibilities, fire evacuations, rising tides, towered Berkeley population size, and constituent concerns. These are absent from the report.
7/14/2022						Need affordable housing throughout the City. Not just in affordable housing buildings where everyone does not want to live but in affordability in the neighborhoods where people may desire the character of neighborhoods in four-plexes, six-plexes etc. We also need to keep people currently in housing from being displaced. Buildings with elevators should all be required to be operational to discourage displacement based on not only age-related disability but any younger person can become disabled through illness or an accident.

Date Received	Subject	Comment
6/10/2022	GIS Version of the Housing Element opportunity sites/inventory	<p>While that's in process, I started taking a look at the maps provided to the PC at their most recent meeting, and this raised a number of questions for me. I appreciate you fielding all these questions, and I know y'all are totally slammed, so there's no immediate rush. But since the Housing Element process is continuing apace, I wanted to make sure y'all were aware and try to nip these in the bud.</p> <p>I apologize in advance that some of these may have been addressed at the Planning Commission meeting, unfortunately I had another meeting and there are no recordings available.</p> <ul style="list-style-type: none"> • Is it permissible/intended for the Housing Element to count as "Likely Sites" those that are already entitled, under construction, or even occupied? (My understanding is that sites which will receive a Cert of Occupancy in the HE period but which were included in the previous inventory may be a gray area.) A few examples of this include: <ul style="list-style-type: none"> o The parcels on Bancroft just west of Bowditch, which include The Standard (already occupied) and the under-construction project where the Urban Outfitters was o The project east of Oxford between Kittridge and Bancroft (under construction) o The project at Blake and Telegraph that replaced Fondue Fred's (nearly complete and might get a Cert of Occupancy before 2023) o Jordan Court (which is not only entitled, but now occupied and therefore would not be part of the 2023-2031 period) • Should sites ever be listed as both a "Likely Site" and an "Opportunity Site?" This seems to be the case with the parcel behind Ed Roberts and I'd want to make sure it's not being double counted. • The inventory slides for PC indicate that most supermarkets should not be counted, but the inventory notably includes both Monterey Market and the Andronico's at Cedar Street. Does this mean that these property owners have explicitly expressed to the consultant or the City that they intend to sell and/or redevelop within the Housing Element period? • The slides also indicate that historically sensitive parcels and parcels with rent controlled units should be excluded, however the inventory includes: <ul style="list-style-type: none"> o 1931 San Pablo (which also includes the old Rivoli theater/99 cent store) has 8 rent controlled units that are currently occupied o 2530 Shattuck Ave, which (for better or worse) was landmarked based on the historic presence of a Japanese-owned laundry • Lastly (for now): Did the consultant procure expressions of intent from property owners and/or apply any factor regarding likelihood of development to the opportunity sites? I'm noticing the inclusion of a number of sites that are fairly notorious for conditions or owners who make redevelopment unlikely. For example: <ul style="list-style-type: none"> o The corner of Oxford and Hearst, which is owned by Opus Dei, operated as a parking lot, and likely has extensive soil contamination from previous uses o The blighted block across from Parker Place along Shattuck, whose owner has proven extremely unwilling to sell or redevelop <p>Again, really appreciate your help and want to emphasize that I don't intend for any of y'all to immediately drop what you're doing to answer.</p>
6/17/2022	Reaction to draft sent to the public	<p>I have a BA from UC Berkeley and a masters from Mills College but I couldn't really decipher the charts you have made public. What I gathered from the title information that had names not just numbers, is that the city is planning on allowing the tearing down of many small businesses.</p> <p>Where is our support for small businesses?</p> <p>Additionally, allowing additional apartment buildings in neighborhood areas with small houses is not appropriate. We bought homes here for a certain small town ambience, not for a crowded, high rise area.</p> <p>Further, not requiring parking for the new high rises means that the streets will be more crowded. The anti-parking bias of the city file into the reality that many folks cannot use bicycles and/or have families for whom a bicycle does not work. A few old cars on bicycles is not an appropriate goal.</p>
6/17/2022	Housing Element initial notes	<p>Hi, here are some things we've found when working with the Housing Element. We will send a longer letter later but wanted to share this now.</p> <p>Data access</p> <ul style="list-style-type: none"> - The sites inventory only lists parcels by APN, which makes it difficult to easily correlate a given row with a place in the city. - Sites that will be consolidated into a single lot for RHNA purposes are not placed next to each other in the document, which makes it difficult to correlate all parcels that comprise a consolidated lot. - It would be nice if there was a column indicating that a site was reused from the last Housing Element. <p>Buffer</p> <p>If we are reading Appendix C right, we calculate</p> <ul style="list-style-type: none"> - 800 ADU's - 1200 homes from BART - 11442 homes from vacant/underutilized sites. <p>Or a total of 13,442 homes in the inventory to meet a goal of 8,934 total homes (ignoring the unit mix for now).</p> <p>However, in the 5th Cycle, only about 4% of sites identified by Berkeley ultimately received a building permit (let alone become housing), per https://lewis.ucdavis.edu/RHNAmaps/ (select "Berkeley" from the dropdown, and "75 feet" for geocoding buffer). If we assumed equal likelihood of development this cycle, Berkeley would need to put 8934 / 0.04 = about 223,000 homes in its site inventory, in order to hit its RHNA target, assuming only 1 in 25 sites were to become housing.</p> <p>Instead Berkeley assumes, without any evidence, that each site has about a 8934 / 13442 = 66% chance of becoming housing, or a 16x increase in probability. Given that 8,600 of these are retaining the same zoning that they had in the 5th Cycle ("opportunity sites"), and construction is much more difficult now:</p> <ul style="list-style-type: none"> - interest rates are about double what they were. - Construction costs are higher - Labor is more expensive - (Rent is higher, sure, but not high enough to offset these costs) <p>We think that the actual probability of development of lots with the same density has decreased, and an increase of 16x in development probability is not justifiable.</p> <p>Site inventory</p> <p>We haven't had time to review the site inventory in full depth yet but here are some notes from what we have reviewed:</p> <ul style="list-style-type: none"> • "Site A1" - 805 University Ave will be combined with two other parcels and used to build about 167 homes at 135 du/ac. A very recent project across the street - 800 University - could only get built at 80 du/ac, with the same zoning. We find it unlikely that a developer would be able to build more densely. • The draft also assumes that 116 units will be available to people making 80% of AMI. Per https://www.acgov.org/cda/hcd/documents/2022IncomeandRentLimits.pdf 80% AMI for a single person is about \$76,000 in Alameda County. If a 80% AMI household spends 30% of gross income on rent that's \$22,800 a year or \$1900/month maximum. • The cheapest unit for rent in the building across the street is \$2500: https://www.apartments.com/the-aquatic-berkeley-ca/cwrvvz/ • Therefore we don't think the assumption listed in the screenshot - apartments on bigger lots with 30 du/ac are affordable to lower incomes - is a reasonable assumption for Berkeley. • In sum, the assumed density of 116 low income units for 805 University Ave is too high, given the density of the recently completed building completed right across the street, and also, the affordability assumptions are incorrect, given the rent on offer in the recently completed building right across the street. • Monterey Market is a community institution and it seems very unlikely that it will be demolished for just 35 homes. Every person I've spoken to from Berkeley has expressed outrage at the very thought. A higher allowed density onsite would likely justify the inclusion of a new ground floor market with housing above, but as it stands Berkeley
6/21/2022	Worried about access for disabled and senior citizens to BART	<p>My husband and I are both over 75, and my husband has a progressive neurological disease, which prohibits him from driving. Because of COVID and our risk factors for contracting it, we are (and have been, for the last several years) scared of taking AC Transit buses.</p> <p>If most of the now available parking spaces are taken away, how will we ever be able to access BART?</p>
6/22/2022	General Feedback on Housing Element	<p>Your wishes are destroying what was once a beautiful community.</p>
6/21/2022	AFFH	<p>I was on the City Council's Zoom meeting for the housing discussion a couple of months ago, where the work that had been done by a couple of councilmembers with staff was tabled by the Council as providing any kind of direction for this work (Hahn/Harrison and ZAB member Igor Tregub). That proposal included shadow standards. Shadow standards have no basis in this conversation given that Council discussion so why are they still included in the presentation that you gave to the PC earlier this month?</p> <p>Let us know. We will have a more detailed letter on the Housing Element soon to follow up the one we already provided relevant to the Housing Opportunity Sites List.</p> <p>By the way - can you tell us whether or not the AFFH was considered at all for the housing opportunity list, as required by state law? As I am sure you are aware @85% of first round SoCal draft HE's were rejected by HCD. About half because the opp sites were bogus and the other half because cities failed to conduct the AFFH, as we noted in our letter.</p>
6/24/2022	Reaction to draft sent to the public	<p>As a fairly long-term resident of Berkeley (my father was in the UC class of 1928, my mother in the UC class of 1939, my wife and I the JD class of 1972, and our daughter the MBA class of 2020 at Haas; both my brother and my daughter graduated from Berkeley High), I have seen lots of inflammatory stuff recently about how various proposals to increase housing and housing density will "ruin" Berkeley. I'm confident lots of others will go through these proposals with a fine-tooth comb, and raise a host of concerns and objections.</p> <p>I am not doing that. Instead, I write to suggest that nostalgic enthusiasm for the "glory days" of the 60s and before that has stymied reasonable growth of housing in Berkeley is threatening to ruin Berkeley for real. Beyond a doubt, Berkeley has changed enormously since my father entered the university 98 years ago. Probably there were other times when opponents to change shouted that it would "ruin" Berkeley. Frankly, I don't think Berkeley is nearly as fragile as those predicting ruin proclaim. And I'm a great deal more confident in the judgment of the City Council and City Staff than in the judgment of the anti-growth activists. It seems to me that the predicament in which we now find ourselves was produced by overheated anti-growth activism.</p> <p>Please do not capitulate to this sort of activism now. It is never possible to preserve everything, and trying to do so goes against the nature of change. Anyone who claims to be "progressive" should not engage in efforts to halt change, even if that includes chimerical claims, as that the city can insist that only "affordable" housing be built. That is</p>
6/28/2022	Corrections Needed - HHCS Specific Staff Feedback on Housing Element	<p>My staff brought to my attentions some small but important corrections outlined below:</p> <ul style="list-style-type: none"> -Pg 129 oHP-14 Senior and Disabled loan description notes it is to support low income seniors but should read "low-and-moderate-income..." -Pg 43/44 oSpecific reference to Rehabilitation Together and Center to Independent Living should be changed to "nonprofit providers" so we don't exclude future participants through the City's REP process.
6/28/2022	RE: Corrections Needed - HHCS Specific Staff Feedback on Housing Element	<p>Apologies, complete corrections listed below:</p> <ul style="list-style-type: none"> -Pg 129 oHP-14 Senior and Disabled loan description notes it is to support low income seniors but should read "low-and-moderate-income..." -Pg 43/44/128 oSpecific reference to Habitat for Humanity, Rehabilitation Together and Center to Independent Living should be changed to "nonprofit providers" so we don't exclude future participants through the City's REP process.
6/30/2022	Fwd: high density housing	<p>In talking with Ben Noble yesterday at the Housing Element workshop, I found out that no standards had been developed that include Manufactured housing in particular and Social Housing included, possibly with social housing being built that way as it has been found, there can be a 25 % savings in construction costs. This and small sized apartments as discussed in the enclosed PDF of a book celebrating Redwood Gardens success as a social housing experiment these past 30 odd years. Enclosed you will also see models indicating the great variety of solutions that can come about with this system of construction.</p> <p>You really should talk with Jesse about highlighting the broad scope of our desire for innovative housing solutions and formats including items like our desire for the inclusion of social housing on a large scale, on large lots and at the BART stations in particular.</p> <p>these goals I was told are what the Element is all about only they have not been discussed</p> <p>like the Missing Middle solutions have been complete with drawings indicating in complete detail what we are expecting to be presented with when we receive developer proposals</p>

Date Received	Subject	Comment
6/30/2022	Artist are essential Housing Element	I am writing to add my opinion that my community cannot survive without the support, entertainment, richness, and beauty that art and artists add to life. We need artists to stay in the area and they are very much under threat of forced exodus from the SF Bay Area cities, especially in Berkeley, California. Artists need to be honored in the housing element with their own protections for affordable housing. The average artist in the Bay Area struggles to stay afloat, works hard hours, and often is directly encouraging spending and healthy economy for Berkeley by throwing shows, makers markets, and generally selling their work (including music). This is a healthy part of our economy that we do not want to disappear from Berkeley.
6/30/2022	AFFORDABLE HOUSING FOR ARTISTS!	Should Berkeley fully embrace the affordable housing needs of the artists who live in Berkeley and be the community which makes it the most artist city that it is! IT IS URGENT THAT AFFORDABLE HOUSING FOR ARTISTS BE INCLUDED IN THE HOUSING ELEMENT! We are the co-founding directors of an internationally traveled company, and have called the City of Berkeley our primary home over the last 17 years. Our son is headed to Stanford University in the Fall and graduated from Berkeley High School. We have recently received support for our community action project, Breathe Here/ Respira Aqui, an interdisciplinary bi-lingual (Spanish/English) look at ways to create healthy communities through the arts during the pandemic. We are currently in France for one month, as Rodrigo was granted an Arts fellowship here (that included family housing), so we are writing this statement from afar to support the movement to create stable artist live-work housing in Berkeley! We want to thank you for prioritizing this critical work, as not only does it impact our family directly, but your decisions will also influence the overall culture of Berkeley for years to come. The vision to create stable housing for artists has come at a particularly critical juncture for us as a family. Like many others, while we want to continue to live in Berkeley, the lack of affordable housing and live/work spaces for artists is the primary reason we are considering a move. We are exhausted by living in flux with housing instability at its core. As Master level graduates with over 30 years of experience in our field, as well as formerly unhoused artists, immigrants, and folks who have adapted to living in unsafe and unhealthy environments to survive, we are ready to change! Our story is not unique in that many valuable artists, especially POC, have been displaced from the Bay Area to the high cost of living. Establishing affordable, dare-say vibrant, live-work housing reflects a city's commitment to its core values. Do you value us as artists, Berkeley? Do you want to include traditionally disenfranchised communities in your city planning? If so, affordable artist live-work housing allows us to commit to a financially challenging field and be on the ground, creating work in response to the changing needs of our communities. Artists are not just making a product, a performance, a painting, or a poem. We are weavers of healthy neighborhoods. We are creating vital spaces of mutual care for people to express themselves, so they don't feel isolated, unheard, and unseen. We hope that you will support the heart of your city to thrive. Support the arts, but don't forget to support the artists. PLEASE INCLUDE AFFORDABLE HOUSING FOR ARTISTS IN YOUR PLANS! Thank you for listening.
7/1/2022	Proposal for Affordable Housing for Artists.	I am writing to express my unqualified support for (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for: <ul style="list-style-type: none"> The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; and (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; Approval of Berkeley Civic Arts Commission's recommendations to City Council Including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors)so that they are sent to Council with budget approval for funding and IMPLEMENTED IN THE CITY'S HOUSING PLAN FOR THE Next 8 YEARS. As you all know, Berkeley is universally known to be one of, if not the, best research universities in the country. Let's make sure that it continues/we continue to embody that reputation in our arts as well. Studio Space, housing
7/2/2022	manufactured housing design possibilities	Here (I hope) are the details from the last email!
7/2/2022	General Feedback on Housing Element	I have the following comments on the subject of Housing: 1- Any high-rise units that will be built should be respectful of the neighborhood. For example, recently, North Berkeley residents protested a building over 7 stories on the North Berkeley BART property. I supported this, because a high-rise in this neighborhood is aesthetically out of place. would cast shade on other houses, possibly house with solar panels, would have an effect on nature and wildlife in the area. High-rises should be built in areas that already have tall buildings, so as to not destroy the aesthetics of neighborhoods. 2- Relating to the above: I still do not understand why Berkeley has had an assumption that folks will not need cars in the future: how can we know that? We may all be driving electric cars, for example. Again, the North Berkeley BART plan proposal is to have 1/2 of a car space per unit. That does not make sense to me. It only makes sense if one could somehow know in advance what the future will look like. But that is impossible to predict. One car space should be allowed per unit. (They could always be used for something else.) 3- The Rent Control Board needs to be held accountable for increasing the amount of rental units. In my 40 years of living in Berkeley, I have heard many small landlords - or potential landlords - complain that they will not rent units in Berkeley because of all the trouble caused by the Rent Control Board. I have known sole proprietor landlords who just make ends meet, barely having enough money to make repairs, and often being deeply in debt with mortgages. These folks prefer to take their business to Hayward or San Leandro, because they cannot jump through all the hurdles in Berkeley. There needs to be leniency for small "mom & pop" landlords in Berkeley. 4- Also regarding Rent Control Board: several years ago, I had a friend who had a dispute with his roommate. The roommate would not leave, and rent control did not allow him to evict the roommate. This ended up in an altercation with the roommates - one roommate obtained a restraining order, and then the landlord had to evict the remaining tenant - it was a big mess! The rent control laws controlling roommate eviction are now just as complex as divorce law; this must change, and there must be some mediation board that can help with this situation. 5- Vacant Houses: I was recently told of a statistic that 30% of houses are vacant (I think this was a statistic for SF, but I believe it must be similar in Berkeley). Perhaps I got that statistic wrong. But I just heard that SF is going to start fining owners of housing who leave houses vacant for over 6 months. I think this is a good idea that should happen in Berkeley. Now, I have lived in the same house in Berkeley for over 30 years. I know for a fact that one house was vacant on my block for 20 years. Another house on my block is often vacant for months at a time. 6- This is hearsay, but realtors talk about folks from other countries who come here to Berkeley and buy several houses at a time, paying cash. It seems to me that must raise home prices, and it also seems unfair to local folks looking for housing. This just seems wrong to me. 7- ADU units. I think ADUs (ie, backyard units) could be a good idea. I believe there were some recent laws passed to make it easier to get permits for building these. The problem is, they may be too expensive to build! I got an estimate from a builder, who quoted me \$300k. Perhaps I asked the wrong contractor. But if that is correct, perhaps there could be some subsidies to homeowners who wanted to build the ADUs with renting in mind. 8- People's Park. I hope in my lifetime the University can build something on that land. OK I won't hold my breath! Thanks for listening!!!
7/3/2022	social housing and high-rise	These illustrations show a courtyard-centered social housing building as it is developed into one with towered corners as a composite type building. It just grew that way. actually, it suggested transforming the courtyard into a four-tower scheme with a plaza in the center. notice in the four-tower relationship, the inner (plaza) facing sides have clear distant views as each tower is offset in 2 directions. From some angles, one can see the rectangular geometry and from some views, the composition is informal. The idea is that if one developer takes on a BART site with a large project in mind, any combination of 7-story social housing and several, in this case, 4 market-rate towers can build all the housing on the site and as this method creates usable public space the towers might be received better by the public. The residential courtyard would be private for the use of the inhabitants and the tower plaza with its adjoining open spaces would be public. This approach could yield exciting composition and skylines and be placed to step down toward the existing R-1 neighborhood surrounding the Station. If there are several or many developers who will work on the site, they could sit down with the Planners and work out parceling out sites using spot zoning to create a cohesive and multi-styled development. It would look "Very Berkeley" in no way do I think of the Manufactured housing examples as finished designs but only "mass models" Ideas and illustrations of desired outcomes can be verbal or illustrative or both. I think this concept should be developed to illustrate what we as a city desire. they might not choose any of these ideas but we might get lucky. Many incentives should be given to anyone who decides to develop the site this comprehensively such as lowering land costs.(BART does not have to charge the market rate for its land.
7/4/2022	Yes to affordable housing for artists and cultural workers	I am an artist that currently lives in Emeryville, California. I visit Berkeley often to see the work of artists who live and work there. I really support any housing initiatives that stabilize housing for artists and cultural workers, as one myself, staying housed as costs rise is of utmost importance. Many of us have robust art practices, and additional jobs such as teaching as adjuncts. Our incomes remain low as the teaching profession and other work we do pay very low wages. We are being priced out of the area. I support Berkeley Civic Arts Commission's Policy Subcommittee's recommendations for: <ul style="list-style-type: none"> The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; and (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; Approval of Berkeley Civic Arts Commission's recommendations to City Council Including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) Thank you for your time.
7/6/2022	high density housing	Thank you! a little more of the social housing aspect of this. Now if the towers were social housing, the requirements for a gym, multi-purpose room, etc. can be centralized in one element to a tower and is what the unique fenestration is used to indicate. These functions and the local commercial spaces and the professional offices can go on the bases of the towers. a lot of variety can be had, even using simple processes. and I'm assuming that methods for building above six stories, at the moment, the limit. If we can return a crewed rocket ship to space and back, get on with it, you guys. The raised rear part of the work can be maxed out where it doesn't throw shadows on the courtyard or at buildings behind, or, the main axis instead of being North-South could skew a little, and 2 sides of the building can be twice the height of the lower walls. Hope I'm not pestering you. all I'm saying is to have the developer's architects break up the mass or these buildings in return for the Density Bonus, there's going to be some negotiating going on at the beginning of processing RFO's and RFP's, as part of the request for proposals why can't we present this outline of factors we want considered.
7/6/2022	Artist live/work in vacant retail space	By providing artists live/work space in vacant retail spaces, the city can help address the housing crisis, support artists, enliven street environment which is proven to reduce crime, and provide additional income for landlords with vacant space they can not rent. This is a win/win/win. Thank you for supporting such a change in the zoning and use requirements as have been proposed by city staff.
7/6/2022	Housing Element Update	I wholeheartedly support policies for inclusions of artists in the Housing Element Update. My daughter was one of the 36 who passed on 12/3/16 at the Ghostship warehouse in Oakland. The conditions that artists were living in there were deplorable. We must be committed to providing safe, affordable housing for our communities. Safer housing would have saved our 36 souls. Please support these much needed measures.
7/6/2022	Artists' Housing in Berkeley	I just wanted to say that I wholeheartedly support policies for inclusion of artists in the Housing Element Update! As an artist and cultural worker myself, I understand the importance of supporting culture holders not only in these challenging times, but always, so that they can thrive and build community around their work. Thank you for these efforts!
7/6/2022	Artist's housing	For more than three decades I have taught Cal's Arts and Cultural Policy course. Artists are essential to a healthy community, and without art life is not worth living. Artists have special housing issues that even the best general housing policy doesn't serve well, especially appropriate zoning and building code provisions for live-work spaces and protection from the gentrification that follows artists' "colonization" of neighborhoods. I urge Berkeley to include specific programs for appropriate and affordable artist housing in the revised Housing Element.

Date Received	Subject	Comment
7/6/2022	support of Artists and Cultural Workers affordable housing	<p>I am in an active artist who has lived in Berkeley on and off since 1968. I have witnessed so many creative people unable to stay in Berkeley, including Mildred Howard. I strongly support the Berkeley Civic Arts Commission's Policy Subcommittee recommendations for: Including Affordable Housing Strategies for Artists. I support the process of certifying Artists and Cultural Workers for eligibility for affordable housing. I support including HP-3, HP-20 and HP-36.</p> <p>Please pursue this course of action.</p> <p>I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for:</p> <ul style="list-style-type: none"> • The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; and • (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; • Approval of Berkeley Civic Arts Commission's recommendations to City Council • Including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) <p>so that they are sent to Council with budget approval for funding and IMPLEMENTED IN THE CITY'S HOUSING PLAN FOR THE NEXT 8 YEARS.</p> <p>(copy and paste! Write your own eloquent plea!) No more ugly empty storefronts: homeless artists, teachers and city workers in Berkeley move out please! Berkeley City Housing and Council must KNOW WE ARE HERE and NEED HELP finding affordable places to live and work!</p>
7/7/2022	Re: high density housing	<p>What will occur at the beginning of the BART process is unclear. Will most developers sign on with all players adopting a master plan for approval? We can layout like simple streets with new buildings placed with no regard for shade and shadow or do so with greater distances between buildings or use a staggered grid so that facilities are placed concerning shadows. I would suggest the staggered grid is ideal if there is room. Remember, the 400-square-foot affordable apartments will take less ground space than other schemes, so there should be room for generous spacing. Remembering that these apartments can go in many types of buildings, the taller ones will yield more open ground space. I suggest a master plan before the developers decide what they will build. I am also suggesting that most spaces between building's circulation grids be pedestrian-oriented, developing squares and plazas for gathering and socializing throughout the development. Also a great place for parklets and playgrounds. I am beginning to feel that the latter is how we should proceed. Remember that around 400 sq. ft. is ideal for a single-occupancy apartment with up to 500 sq. ft. at the largest end. 850 sq ft is too large for affordable construction. Keep them small and uniform, whether for stick construction or manufactured housing or a combination thereof! Maybe the courtyard scheme for the lowest end affordable and the towers for the ascending categories.</p> <p>No more for now but hope I have helped shed some light on the work! Good luck continuing a fine job.</p>
7/7/2022	Affordable Housing for Artists	<p>I am writing to you as a resident concerning the update to the Housing Element in our city's Master Plan. I've lived in Berkeley for almost 50 years, coming here specifically because of its amazing creative community. I was a dancer, a poet, singer and after getting my residency, went to UCB to earn a degree in Literature. I stayed because I found my niche here and because the rents were affordable. I was dancing in a ballet company and running a ballet studio, neither of which paid a lot of money but what I made was enough. I can't even imagine the probability of that happening now. Over time I watched many, many of my artist friends leave because their studios were shut down, their rents became exorbitant, and they just gave up. What a loss to this city! I urge you to create the means for those who remain, and perhaps those who might wish to return, to find affordable live/work spaces among the existing vacant storefronts and also in newly constructed buildings.</p>
7/7/2022	Dear Planning	<p>The arts are the backbone of the city and the backbone of the city's economy. Without the arts, the city would be a lifeless shell. The arts are the heart and soul of the city and the backbone of the city's economy. Without the arts, the city would be a lifeless shell. The arts are the heart and soul of the city and the backbone of the city's economy. Without the arts, the city would be a lifeless shell.</p> <p>I have watched artists become displaced in Berkeley for 20 years, so much so that it is sometimes hard to find people to apply for our funding. Our artists have been disproportionately affected by Covid, and the high cost of housing in Berkeley for two decades. Planning allowed even the food "artisans" to displace artists in the Nexus building. And over and over artists have only been stable by the clause in the west Berkeley area in the 1970s, and even now developers are asking to displace artists and filmmakers in the Fantasy Building to make way for bio tech. Artists need more housing and workspaces combined. The Civic Arts commission has worked diligently to comply with every challenge that planning asked us for. If we do not get into the housing element then we are once again placed in the back of the line for the next decade. What artists housing can do besides count for the state mandate is create civil society. Our contributions can smooth over the mixed classes of housing that will be coming on line. Our skills and talent creates neighborhoods that function, away from crime, drugs, and poverty. What we add is immense towards "planning" our city. We add social capital that is important, new housing cannot be functioning</p>
7/8/2022	Re: high density housing	<p>One last thing. As the use and importance of plazas is coming back to us, an opportunity to add 2 more, one at each BART station shouldn't be missed! Neither should the placement of at least one coffee shop in the commercial ring around the plaza!</p>
7/8/2022	Artists & housing	<p>I am writing in support of artists being included as a priority group for housing in Berkeley. We are a critical part of the ecosystem of our city!</p>
7/8/2022	Housing for artist	<p>Please do consider housing for artists in your plan. I have taught art at Berkeley High for almost 30 years. During that time many artist in my community have been priced out of Berkeley. Students that go to college and begin a career in the arts have no opportunities to come back to their hometown because of the price of housing. The arts and culture of Berkeley depend on having affordable artist housing.</p>
7/8/2022	Artist Housing - YES YES YES!	<p>I am a former performance artist turned lawyer. I know that when I was a full time actor, it was incredibly difficult to find affordable housing. Artists are integral to a thriving community. Therefore, I wholeheartedly support policies for inclusion of artists in the Housing Element Update.</p> <p>Please do not hesitate to reach out if you have any questions about my support of this vital policy.</p>
7/8/2022	Re: high density housing	<p>The last thing, for today, that is. Why can't we use incentives to influence the design of these buildings, particularly the towers! Like the ones illustrated here, why can't we incentivize setbacks, inset decks, color, varied rooflines, etc? At least we can tell them what we'd like to see, and if the incentive is appealing, voila. We've got some exciting buildings fairly representing Berkeley's architectural heritage, our place in the history books with the likes of Mauback and Mozann!</p>
7/8/2022	I support Housing Element Update!	<p>I am a local artist living in Berkeley. I have watched so many fellow artists get forced out of affordable housing and be forced to relocate. Our community suffers for it. I ENTHUSIASTICALLY support this policy for the inclusion of artists in the Housing Element Update. This is an amazing opportunity to support the people in our community who make it so vibrant and rich. I urge you to make this affordable housing for artists happen. Only good can come from this. Thank you for reading.</p>
7/8/2022	Artists Housing	<p>I am asking that Artists' housing be included in the housing element. It is so important. We have lost so many artists to the high cost of rent, and this inclusion will allow for multiple units, perhaps hundreds of units in all modalities of housing in the next 8 years in the City of Berkeley: new buildings on the BART stations, ADUs, and vacant storefronts of existing buildings sitting fallow, Sec. 8 units, etc. Berkeley is required by the state to build 9000 units, 6000 have to be middle class or low income housing. Please include artists in your demographic.</p>
7/10/2022	ARTISTS AFFORDABLE HOUSING	<p>Hi there, I'm writing to strongly urge you to support affordable housing for artists as part of the current update to the Housing Element in our city's Master Plan. I have lived and worked as an artist in Berkeley for 16 years. In 2019, Mayor Arreguin named a day in the City of Berkeley for my wife and I, to jointly honor the contributions we've made to the city, including our widespread Berkeley Stand United Against Hate and VOTE posters, and [my wife] work as an art teacher in BUSD for the past 25 years. [I subsequently created the "Mask On to Move On" visuals that have become widespread in the city in response to the public health crisis of the pandemic.] Sadly, my wife and I could never afford to live and work in Berkeley in 2022 if we were coming here for the first time. And if for any reason we lost our small house in central Berkeley [that we purchased in 2006] and had to search the rental market, we would not be able to stay here. Over the years, I have watched in dismay as the artist community has dwindled because of lack of affordable housing, particularly for artists of color. This reality has directly led to a decrease in the vitality and cultural richness of our city. We need artists now more than ever after years of the pandemic that has left so many people feeling disconnected and depressed. Artists have the capacity to uplift and connect communities. They are central to the cultural, political and social fabric of our lives. Their work and contributions create meaning, generate beauty and offer opportunities for reflection and experiences of collective joy. A city without artists is a dead city. We need this plan to bring artists back to our community who were priced out, and make room for new artists too, so that we can truly be the culturally rich and diverse city we strive to be.</p>
7/10/2022	Support for strategies for affordable artist housing	<p>I wholeheartedly support policies for inclusion of artists in the Housing Element Update!</p>
7/11/2022	Include artists in the Housing Element Update	<p>I'm writing to encourage you to include affordable housing for artists in the Housing Element Update. Artists are a vital part of our community and far too many have already been forced out of the Bay Area because of the incredibly high cost of housing. We need your support.</p>
7/11/2022	Include Artists in Housing Element Update	<p>I wholeheartedly support policies for inclusion of artists in the Housing Element Update. Berkeley is fortunate to have so many artists working in our city. Our theater alone employs over 100 artists each year. However, we've also lost many artists who have moved out of the area or have changed careers because the Bay Area is so expensive. That is why I want to encourage you to include artists' housing in the Housing Element Update. So many artists are struggling right now - and also holding multiple jobs while still pursuing their artistic career. It doesn't have to be this way! The arts are also a vital economic engine for our city. Investing in artists is also investing in the future of Berkeley. Thank you for your consideration!</p>
7/11/2022	I support housing for artists in Berkeley	<p>I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for:</p> <ul style="list-style-type: none"> - The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; - (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; - Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) <p>As an arts administrator who lives and works in the city of Berkeley, I've seen firsthand the vibrant culture and community that artists—including writers, visual artists, musicians, and more—bring to this city... and how difficult it is for so many artists, especially BIPOC artists, to stay here.</p>
7/11/2022	Affordable Housing for Artists and Cultural Workers	<p>I am writing in support of the measure to update the housing element to the city's master plan. These recommendations will address the dire housing needs of people who provide Berkeley with valuable direct and indirect benefits of the arts. The work of artists is woven throughout the fabric of our community; in schools, parks, theaters, galleries, streets, and, most importantly, in the daily lives of people. Artists are too often underpaid and unemployed in our economically challenging environment.</p> <p>I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for:</p> <ul style="list-style-type: none"> • The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; • (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; • Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors)

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7/11/2022	I support housing for artists in Berkeley.	I wholeheartedly support policies for inclusion of artists in the Housing Element Update. As Development Director of California Shakespeare Theater, we are impacted by the high cost of housing for artists in many ways. Our staff, especially part-time many of whom are also artists and gig with other theaters or as teaching artists, cannot afford to live near where they work adding expense and cost that make it near impossible to make a livelihood in the field. Some artists we hire have established domiciles before housing got so insane, but younger artists never had that opportunity. With younger artists comes greater diversity and representation of the Bay Area as it actually is, but their ability to survive on the already marginal contract and artist demand are even more marginal when they have to pay market rate housing costs. Finally, we sometime engage out-of-state artist and the cost of doing so has tripled in recent years. In addition to permanent housing for artists, I would like to see Berkeley and East Bay cities in general encourage hotels and airbnbs etc. to support the arts with in-kind support of subsidized housing for out-of-town artists. As an artist, I cannot support subsidized housing for artists. Without it, our night life will never recover from the brutal blow of the pandemic and the whole point of living in a rich, culturally diverse place will be called into question and the lure of city life will fade.
7/11/2022	I support housing for artists in Berkeley.	I support Berkeley Civic Arts Commission's Policy Subcommittee's recommendations for: - The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; - BCACPS Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; - Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) As a musician, music teacher and venue worker, I cannot stress enough how important this is. I work in Berkeley, but I cannot afford to live here. The cost of living pushes creatives who keep this city vibrant further and further away. It will take decisive action from the city to slow, and hopefully reverse this trend.
7/11/2022	I support housing for artists in Berkeley.	I am writing in support of the Berkeley Civic Arts Commission's Policy Subcommittee's recommendations for: The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; The (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; and The Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) I am an artist and 40+ year Berkeley resident. I am saddened by the loss of so many wonderful Berkeley artists who have been forced to leave the city because of increasing housing and workspace costs caused by upscale development. We need affordable housing for teachers, artists and cultural workers as well as lower-paid workers who are
7/11/2022	Housing Element	I am a long-time company member of Berkeley's Shotgun Players and spend a lot of working hours in Berkeley. I am writing to lend my wholehearted support of policies for inclusion of artist in the Housing Element Update. I could imagine myself relocating to Berkeley in the future knowing its arms were open wide to artists, housing-wise. Thank you for your work.
7/11/2022	I support housing for artists in Berkeley.	I support Berkeley Civic Arts Commission's Policy Subcommittee's recommendations for: 1) The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; - (BCACPS) 2) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; 3) Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) As a North Oakland (formerly Berkeley)-based dedicated supporter of all the arts, an independent art curator, and a published writer/critic/reviewer of visual arts, I know how vital artists and cultural workers are to the health of our community. In this era of enormous and accelerating economic inequality, it's crucial we insure that artists and cultural workers can afford to live and work in Berkeley, and to continue to contribute to all of us in Berkeley and the greater Bay Area. Please make Berkeley a Sanctuary City for artists and cultural workers!
7/12/2022	I support housing for artists in Berkeley.	I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for: - The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; - (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; - Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors)
7/10/2022	Please include artists' housing.	Hello. I am a 20 year resident of Berkeley, and a home owner, small business owner, and tax payer. I am asking that artists' housing be included in the housing element. Berkeley isn't Berkeley without the arts and without makers and creators. However, we have lost so many artists to the high cost of rent and housing. Berkeley is required by the state to build 9000 units, 6000 have to be middle class or low income housing. Artists need to be included in these requirements so that we don't further deteriorate into a corporate, bland void. Thank you for your consideration of this matter.
7/1/2022	Affordable housing for artists and cultural workers	Dear Commission-- As an artist and resident of Berkeley, I have become concerned with the increasing lack of cultural and economic diversity in our city. Like many, I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for: 1. The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; a 2. (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; 3. Approval of Berkeley Civic Arts Commission's recommendations to City Council 4. Including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors). I look forward to hearing the response to the Berkeley Civic Arts Commission Policy Subcommittee's proposal on Thursday, June 30, 2022, when you met.
6/30/2022	Keeping Artists Living/Working in Berkeley, please	I APPRECIATE THE VALUE OF THE BERKELEY ARTS COMMUNITY AND KEEPING ARTISTS LIVING AND WORKING IN BERKELEY. I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for: • The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; and • (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; • Approval of Berkeley Civic Arts Commission's recommendations to City Council • Including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors) so that they are sent to Council with budget approval for funding and
6/29/2022	artists are essential	Art, artists are essential for the quality of life of Berkeley, aesthetically, intellectually, emotionally, socially, economically. Artists contribute a great deal more to the community than their average incomes reflect. Art, artists are essential to the very health of our community. It is of utmost importance to include artists in the Housing Element update to the city's Master Plan.
7/12/2022	Include affordable housing for artists	Groundbreaking arts and culture are essential to maintaining the vitality and health of society at large, especially here in Berkeley, renowned as a place of innovation and creativity. Without artists to create new and innovative forms of art, the city will be come a bland, soulless place. It's not enough to fund theaters, performance spaces, and studios. Without artists able to populate and animate them, they will become empty shells. I urge the city to include affordable housing for artists in the Housing Element update to the Berkeley's Master Plan.
7/12/2022	I support housing for artists in Berkeley.	As a member of the Berkeley Cultural Trust, I support Berkeley Civic Arts Commission's Policy Subcommittee's (BCACPS) recommendations for: - The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; - (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; - Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HP-3 (alternative, live-work units), HP-20 (priority development areas, land use and live-work spaces) and HP-36 (zone code adjustments for residential, ground floor units along commercial corridors)
7/12/2022	Comments on Berkeley Housing Element	Artists are an essential part of Berkeley's community and as such the element that can create a vibrant downtown area. Housing for artists will ensure that Berkeley stays a creative and culturally significant hub of the Bay Area. Please consider these recommendations. I am writing with my comments on the city's Draft Sites Inventory for the 6th Cycle Berkeley Housing Element, presented to the Planning Commission on May 4, 2022. I appreciate the amount of time and effort that went into completing the inventory, and so it is with great disappointment that I must register my strong objections to what is clearly an illegal and, therefore, non-certifiable housing element. Many other Berkeley residents have commented on the questionable nature of many of the sites in the inventory, and on the city's failure to locate zoning-compliant sites in Berkeley's historically exclusionary neighborhoods, which is itself a disqualifying factor for certification under AFFH. I will limit my comments to the sites the city has focused on for the majority of new housing, including very-low, low- and moderate-income units, which are primarily along the high-traffic corridors of San Pablo Avenue, University Avenue, and Shattuck Avenue. In recent years, the city has had the opportunity to improve street safety and reduce pollution from traffic on two of these three major thoroughfares (Telegraph and San Pablo). Options included dedicated bus lanes, protected bike lanes, traffic calming and road diet interventions, bulb-outs and other pedestrian safety features, raised crosswalks, lower speed limits (made possible by recent state legislation), and more frequently signalized intersections. But rather than follow current best practices in street design, safety improvements, and pollution reduction, the city made political decisions to maintain current levels of car speed, traffic, and pollution. These decisions are material to the city's sites inventory. Concentrating most new housing – particularly low-income and other subsidized housing – on high-speed traffic corridors presents numerous health and safety risks that the city is choosing to exacerbate with current practices. In essence, in exchange for locating virtually no new housing in wealthier, lower-density neighborhoods, the city is choosing to subject most of its future residents, particularly but not exclusively lower-income residents along San Pablo and University Avenues, to dangerous levels of air pollution and significant personal risk of traffic violence on the streets where their homes will be located. The evidence about the detrimental human health effects of locating dense housing on busy traffic thoroughfares is robust. According to the US Environmental Protection Agency: Air pollutants from cars, trucks and other motor vehicles are found in higher concentrations near major roads. People who live, work or attend school near major roads appear to have an increased incidence and severity of health problems associated with air pollution exposures related to roadway traffic including higher rates of asthma onset and aggravation, cardiovascular disease, impaired lung development in children, pre-term and low-birthweight infants, childhood leukemia, and premature death. The California Air Resources Board (CARB) has published technical guidance for cities pursuing infill development on high-traffic corridors (such as San Pablo, University, and Telegraph): The foremost strategy for reducing pollution exposure near high-volume roadways is to minimize traffic pollution in the first place. A key mechanism for this is the reduction of vehicle miles traveled (VMT). State legislation including Senate Bills 375 and 743, are specifically designed to facilitate VMT reductions from passenger cars by encouraging and facilitating the replacement of vehicle trips with walk, bike, and transit trips. CARB's 2005 Land Use Handbook also recommended that residential uses (which is covered by "sensitive uses") not be physically located such that residents would be exposed to harmful pollutants: The 2005 Land Use Handbook recommends that health protective distances (500 feet at minimum, if there is no site-specific information available) be implemented to separate sensitive uses from freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. San Pablo Avenue carries more than 100,000 vehicles per day, and so, under best practices to protect human health, should not have any new homes located within 500 feet without substantial mitigation measures to prioritize transit-only lanes, reduce dangerous vehicle speeds, enhance the safety of pedestrian and bicycle facilities, and reduce air pollution. Alameda County has determined that San Pablo Avenue is a deadly/dangerous corridor for people who travel by mode other than personal vehicle, and is in the process of designing safety enhancements for the cities that share a border with Berkeley: Bicyclist- and pedestrian-involved collisions are overrepresented in the collision records along San Pablo Avenue relative to existing volumes (Figure 3). Most collisions along San Pablo Avenue occur in or near intersections (within 100 feet) (see High Injury Network shown in Figure 7 on pg. 5). Unsafe speed is a common collision factor between modes. This indicates a need for safety improvements focusing on intersections and intersection approaches to protect pedestrians and bicyclists as well as projects that reduce auto speed. But the City of Berkeley opted out of these enhancements and so will not be applying them to the section of San Pablo within its borders in the near future, while the city's political stance on San Pablo has changed, the timing of the improvements are not likely to coincide with the need for housing during the 6th RHNA cycle. Based on the city's deliberate blockage of safety and transit interventions on San Pablo, its failure to implement any form of street safety or traffic/VMT reductions on University and Shattuck; and its blockage of street safety and transit interventions on Telegraph, it is entirely likely that the future residents along these high-traffic corridors will be exposed to even greater pollution and traffic hazards, as is the current policy of the City of Berkeley. Knowingly exposing future residents to these unsafe and unhealthy conditions is counter to both the spirit and the letter of Affirmatively Furthering Fair Housing. In essence, the City of Berkeley is concentrating most of its proposed new housing sites in the 6th RHNA cycle along physically dangerous and highly polluted traffic corridors. The city's political failure to act to mitigate traffic hazards and air pollution should disqualify most of these sites from consideration, given the high health impacts – including permanent lung and developmental damage, severe injury, and death – that are the result of current traffic engineering standards and related management practices on these streets. As mitigation and to correct these profound errors in its housing element, the city should consider either a) letting go of its oppositional stance on safe streets, transit, and clean air, and follow CARB best practices along these corridors to reduce air pollution and traffic hazards, or b) reducing its reliance on these corridors during the 6th cycle, and follow CARB technical guidance to locate most of its denser, lower and moderate-income housing in neighborhoods located at least 500 feet away from these high-hazard areas, so as to protect the health and safety of its residents.
7/12/2022	Housing Element	What I wish was possible! Forgive me if I repeat myself. Couldn't we pay developers say 25-35 % of construction cost per unit (small units) and they can't factor in land cost, and let them build as much affordable housing units as they want, that's their business!
7/13/2022	Artist Housing in Berkeley	I wholeheartedly support policies for inclusion of artists in the Housing Element Update. The arts are a central part of a good society and it has been hard for lower income artists to find appropriate housing in the East Bay for some time. This is an incredibly valuable subsegment of the population to support and retain here in the city.
7/13/2022	Support of artist housing in Berkeley	I am emailing to send our support for live/work space for artists and affordable live/work artist housing in Berkeley. Kala serves hundreds of artists in Berkeley and affordable housing is a big barrier for so many artists we work with. Initiatives like this will be transformative for supporting artists to stay or return to Berkeley. This initiative will also revitalize empty ground floor retail spaces. Many thanks for your work on this.
7/13/2022	Support affordable artist housing in Berkeley	I am emailing to send our support for live/work space for artists and affordable live/work artist housing in Berkeley. Kala is located on San Pablo and Ashby Avenue and serves hundreds of artists in Berkeley each year through artist residencies, arts education, exhibitions and public programs and affordable housing is a big barrier for so many artists we work with. Initiatives like this will be transformative for supporting artists to stay or return to Berkeley. This initiative also has the potential to revitalize empty ground floor retail spaces, adding vibrancy to our city streets. Many thanks for your work on this.

Date Received	Subject	Comment
7/13/2022	Re: in support of low income housing for artists	<p>I'm an independent documentary filmmaker working out of the Saul Zaentz Media Center in Berkeley. I'm writing to urge you to take into account funding for artists when you consider those in need of low-income housing. When I came here in 1977, there was a thriving independent filmmaking community, one of the most recognized in the U.S. I came here specifically because of this community, which was mostly young people in their 20s and 30s, with older folks to mentor us, and as a group we found spaces where we could work together, live close by and share resources. This led to the Bay Area, and specifically Berkeley, as being recognized along with New York City as the place independent filmmakers flocked to, but unfortunately over the years I've seen this change. Today my community is in our 60s through 80s, but we don't see the young people in their 20s and 30s joining us. They can neither afford housing or if lucky enough to stumble on a deal, then a space to work is unaffordable. This makes me very sad for an area that has been historically known for its independent documentary community.</p> <p>The other thing I've seen over the years is the difficulty of cultural centers like La Peña Cultural Center in Berkeley to sustain young workers who have to travel large distances to work, attend programs or volunteer. When I moved here over 40-years ago from NYC, La Peña was a place where I felt at home: One of the few places open late where I could go after work, hang-out and meet artists living near by that would frequent the community. Many of the artists I met were volunteers who moved to Berkeley specifically to be near the Peña where if they volunteered they could attend programs for free. Many of those people went on to be successful at their art forms. Today almost none of the young people that work at La Peña, or young artists starting out in the Bay Area, can afford to live nearby. I often put up for a night La Peña staffers for who work until 2:00 AM to close the Center after a program and would have to drive for at least an hour to get home. This to me is both sad and dangerous. It also applies to the Center being able to have young artists live near by and frequent the Center, thus taking away the vitality of the artist community.</p>
7/13/2022	Affordable Housing for Artists	<p>As an arts administrator living and working in Berkeley, I want to express my support for the Berkeley Civic Arts Commission's Policy Subcommittee's recommendations for inclusion of artists in the Housing Element Update. The success of our organization depends on the ability of artists, including the Balinese culture bearers who work with our organization as musicians, dancers, composers, and visual artists and the artists at partner organizations with which we collaborate, to live in Berkeley. Arts work varies in reliability, and artists require access to affordable housing in order to maintain a safe and sustainable place to live and work.</p> <p>I support the inclusion of affordable housing strategies for artists and cultural workers in the City's Affordable Housing Policy Framework, and the development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing. Turning empty storefronts into affordable live-work housing spaces would revitalize Berkeley's neighborhoods and enrich local communities. Please continue the support for policies that maintain affordable spaces for artists to live and work in Berkeley.</p>
7/13/2022	Letter of support for artists affordable housing	<p>As a cultural strategist and leader in Berkeley, I am writing to express my support for policies for inclusion of artists in the Housing Element Update. In my work I have seen first hand over the years that our city is losing artists at an alarming rate because they cannot afford to live here, especially artists of color, immigrant artists, disabled artists, and other marginalized groups. The arts attract people to Berkeley and make our city a more enjoyable place to live. The good news is that there is a very simple solution: Berkeley has hundreds of empty retail storefronts that can become affordable live-work housing spaces for artists. Investing in this solves the problem of empty retailers as well as live-work housing for artists and cultural workers such as curators.</p>
7/13/2022	1598 University Avenue Proposed 8 story building	<p>Please consider attached requests by surrounding neighbors of Proposed 1598 University Building. I am especially concerned as I own a 1 story home that will back onto this very large building. Please consider my owning and caring for my property for 28yrs to not be overshadowed by big developers. Please keep within Berkeley's 5 story maximum. I would love this building to house more affordable units.</p>
7/13/2022	In strong support of affordable housing for artists	<p>I'm also a tax-paying homeowner in District 2 since 2003. I left Chicago to come here as a poor student in 1998 because I was so drawn to Berkeley's gritty, vibrant, progressive, crunchy and cutting edge arts and music culture. I was able to afford living here while actively volunteering at numerous nonprofits, several of whom hired me to work full or part-time. I was low income for many years. I wouldn't be able to do that now if I had to rent in most of the current buildings.</p> <p>I wholeheartedly support the housing update policies for inclusion of artists in the Housing Element Update. I support certifying artists/cultural workers as part of the workforce that is crucial to keeping Berkeley a desirable, vibrant, culturally relevant place to live and pay taxes. I support converting empty retail space into affordable live/work spaces for artists that contribute to Berkeley's cultural fabric, giving developers an economic incentive to do so. Please help us avoid encroaching blight with this win-win solution, as I've heard that parts of Berkeley are at a 20% tipping point if we don't act fast. Berkeley has hundreds of empty retail storefronts that can become affordable live-work housing spaces for artists. It solves the problem of empty retailers. It makes sense for developers and for artists whom we're losing at an alarming rate because they cannot afford to live here. This is how we keep Berkeley, Berkeley!</p>
7/13/2022	Draft Housing Element Feedback from Transform	<p>I am the Policy Analyst at Transform. We are a nonprofit policy advocacy organization focusing on better land use and transportation policy at the local, regional, and state level. Thank you for releasing a draft of the City's Housing Element for review and public comment. Our team has put together some feedback that we would like to see addressed in the Housing Element.</p> <p>We applaud the City for being a leader in smart parking policy in the Bay Area, but would love to see if the Element can include clearer goals and language around parking policies and TDM strategies. Please see the attachment in this email to see our comments and recommendations.</p>
7/13/2022	Comments on Housing Element	<p>I feel free to reach out if you have any questions - we know this is a busy time of year and we thank you so much for your hard work around this.</p> <p>Like other high density communities that cope with university pressures, I regret that Berkeley has not challenged the arbitrary, one-size-fits-all mandates on housing that consistently pour out of Sacramento.</p> <p>I understand that Berkeley is already the densest city of its size in the state.</p> <p>In the absence of zoning protection, our high fire danger areas are threatened.</p> <p>The elephant in the room that is never mentioned in discussions of housing is water. Where is the conversation about realistic limits on the population that can be supported? What will be the impact of new housing on future rationing? What does the community find acceptable? What has happened to aesthetic standards? If the new housing that has mushroomed so far along transit corridors is any indication, whatever ugly box the developers propose is welcome. Traditionally a city of architectural distinction, Berkeley is selling its soul.</p> <p>What about the relationship between new housing and Berkeley's infrastructure? With its ideological bias against the automobile, the City prefers to exclude consideration of its already neglected infrastructure from its thinking about new housing. This blindness hurts everyone.</p> <p>Where will the residents of new housing park their cars, even if the City Council likes bicycles and is in denial about the possibility of added vehicles? Is the reconfiguration at the intersection of Hopkins and the Alameda, only one among countless examples, typical of the chaos we can continue to expect from the City's traffic engineers? Can Berkeley's tax payers ever look forward to a day when there will be an honest, transparent understanding between the City and the University about housing? The secret agreement reached this year is a disgrace.</p> <p>However, Berkeley's draft Housing Element does not include any goals, policies, or programs related to further decreasing parking as a constraint besides policy H-35 which only proposes to bring the zoning code up to the state standard for developments serving special needs individuals. We commend the steps the city has taken so far, but we see room for further parking reform to ensure Berkeley is doing all it can to eliminate parking as a restraint on development. Specifically, for new residential developments above a certain unit threshold, e.g. forty units, we encourage the following changes citywide:</p> <ol style="list-style-type: none"> 1. Requiring unbundling beyond the C-DMU development zone; this is also easier to implement now with new parking tech tools like Parkade.
7/13/2022	FEEDBACK ON DRAFT BERKELEY HOUSING ELEMENT UPDATE	<p>My husband and I would like to leave feedback about the Berkeley Housing Element Update. Please let us know if there is a problem using this email as part of your outreach for Berkeley residents feedback, which is due by July 14th. Thank you</p> <p>We have lived in Berkeley, sent our son to school here and owned a business here for over 40 years. I retired as a teacher in Berkeley and Alameda.</p> <p>We wanted to leave these notes as a general response to the Berkeley Draft Housing Element. If we can, we'll also try to complete the survey.</p> <p>We have talked with our neighbors about specific concerns that many of have about a proposed development project at 1598 University, but they pertain to items in the Draft Plan for new developments throughout the city.</p> <p>We live near the new proposed project at 1598 University where the current plan is for 42 parking spaces for 207 units. This is not realistic for old and new neighbors. Don't make our lives less livable because of a goal you have that is not a reality at this time. Many of us have worked very hard to be able to retire here. I'm a senior with disabilities as are many others on my block.</p> <p>Also, just a note - most of the houses on our block and neighborhood have at least one additional house on their property, and most blocks have several apt. buildings, some with Section 8 funding. That's why we love our neighborhood, and we continue to fight to keep its historical diversity and allow working class folks to continue to live here.</p> <p>FEEDBACK ON BERKELEY DRAFT HOUSING PLANS</p> <p>These are ideas we first came up with pertaining to the proposal for a new development at 1598 University, but they pertain to items in the Draft Plan for new developments throughout the city.</p> <ol style="list-style-type: none"> 1. Increase Parking!! Even if new residents are not given access to neighborhood parking permits, they can park all night, on weekends, etc. Many residents depend on nearby parking to maintain their independence, including seniors, individuals with disabilities, single parents, etc. 2. Add new design elements to limit noise, blocked sunlight, and other quality of life issues that will negatively affect our current populations of residents including families, stay-at-home individuals avoiding health threats such as Covid, walkers, gardeners, etc. Change the design to including major setbacks on both the front and back of the building to be respectful and considerate to current neighbors and allow new neighbors to congregate outside without blocking pedestrians. 3. Limit maximum height to 5 stories (including bonus floors) for buildings being set in low rise residential neighborhoods. This follows the current zoning and reflects the community's vision of a reasonable and appropriate design for this neighborhood and most neighborhoods in Berkeley. This height will already be taller than most buildings in the immediate neighborhood and will abut upon single family houses and yards. (Neighbors not Towers) 4. Include more subsidized apartments. Do not allow developers to pay the city monetary fees to avoid including the affordable housing units that are needed here, in this neighborhood. We need these in order to avoid displacing current residents who can no longer afford rising rents, and to allow city workers to live where they work. We want to preserve this historically diverse neighborhood. We want inclusive housing! 5. Plan and prepare retail space with functional design, and sustainable infrastructure, to be ready for a neighborhood business that can successfully meet the needs of our growing population. <p>Thank you for reaching out to Berkeley residents for their input on the 8 year Housing Plan.</p>

Date Received	Subject	Comment
7/13/2022	COMMENTS ON REVISING THE HOUSING ELEMENT OF THE BERKELEY GENERAL PLAN	<p>COMMENTS ON REVISING THE HOUSING ELEMENT OF THE BERKELEY GENERAL PLAN</p> <p>Thank you for the opportunity to make these comments.</p> <p>Please include these comments in the planning process for the revision of the Housing Element of the Berkeley General Plan.</p> <p>Please acknowledge the timely receipt of these comments.</p> <p>Any revision of the Housing Element needs a full environmental impact report – EIR, that includes a thorough Cumulative Impact Analysis of the impacts of the proposed Housing Element, with the cumulative impacts of all the development projects in Berkeley that were recently built, are currently under construction, approved but not yet constructed, and all pending housing and other development projects in the City of Berkeley. This cumulative list should include a pending 26 story apartment building and the NW corner of Shattuck and University, and a pending 25 story apartment building at 2190 Shattuck, encompassing the entire block of the west side of Shattuck between Allston & Center Street.</p> <p>Please include me on the email notification list for all further aspects of the Housing Element revision process, and for all phases of environmental review for the housing element revision.</p> <p>In my view, Berkeley is over-developed, too crowded, too noisy, and too polluted. Berkeley is too full of EMF radiation from cell towers, cell antennas, electric cars, i-phones, electronic kiosks, and wireless scooters.</p> <p>There are more construction cranes in Berkeley today than in San Francisco.</p> <p>This over-heated building boom is driven by developer money, greed, out of control UC Berkeley expansion, and ideology.</p> <p>Homeless people are used as pawns. Homeless encampments are tolerated, with little or no social work to help people find housing, to make local residents feel guilty – so as to support more and more high rise apartment building, but which end up providing little or no housing for the homeless.</p> <p>Why are these new high rise apartment projects never sold as condominiums? It appears that part of the rationale for this relentless high rise apartment building boom is to create a super-majority of tenants that can impose massive and confiscatory levels of property tax increases on Berkeley homeowners.</p> <p>THE HOUSING ELEMENT SHOULD SERVE EXISTING HOMEOWNERS & TENANTS, NOT DEVELOPERS OR LUC.</p> <p>The focus of the Housing Element of the General Plan should be to improve the quality of life for the people who already live in Berkeley – homeowners and tenants.</p> <p>The focus of the Housing Element should not be to help developers over-develop Berkeley, nor to help UC Berkeley continue to expand far beyond the City's carrying capacity. Nor should it be a means to extract higher and higher property taxes from Berkeley homeowners.</p> <p>The City of Berkeley should stop raising taxes on homeowners. The City should make UC pay its way. The City should make Bayer, the Divinity schools, Sutter/Alta Bates, and Kaiser pay their way.</p> <p>The Housing Element should be a vehicle to dismantle all the cell towers that have been installed in the last five years. Achieving this would improve the health of nearby residents, stop the reduction of property values that cell towers cause, reduce fire hazards, and reduce blight.</p> <p>The Housing Element should be a vehicle to dismantle the loud and obnoxious pickle ball courts in the north end of Cedar Rose Park at Hopkins and Peralta. Achieving this would clearly enhance the health and well-being of nearby residents.</p> <p>The Housing Element should advocate for the strict enforcement of height and density limits. The City should not be accepting application for buildings that exceed height and density limits.</p> <p>Zoning laws should be restored to their original intent – to set maximum height and density limits, and not to set minimum heights and densities, as is the situation today.</p> <p>ENVIRONMENTAL IMPACT REPORTS</p> <p>The Housing Element should require the preparation of full EIRs under CEQA for all projects over 3 stories or over 30,000 square feet.</p> <p>The City should commit to preparing full EIRs on all pending housing projects over 3 stories, or over 30,000 square feet, including a pending 26 story apartment building and the nw corner of Shattuck and University, and a pending 25 story apartment building at 2190 Shattuck, encompassing the entire block of the west side of Shattuck between Allston & Center Street.</p> <p>RESCIND RECENT UP-ZONINGS AND INCREASES IN ALLOWABLE HEIGHTS & DENSITIES</p> <p>The City should rescind any up zoning and any increases in "allowed by right" housing developments that have been adopted in the last five years.</p> <p>Up zoning, increases in allowable heights, increases in allowable densities, and increases in the amount of housing development allowed by right have been approved in the last several months and years, without any prior notification of effected property owners – in violation of CEQA and Berkeley's Zoning Ordinance.</p> <p>A third party consultant should be retained by the City to determine the minimum amount of density increases that the City was absolutely required to approve based the various anti-zoning statutes passed the state legislature.</p> <p>The City's Sacramento lobbyist should be instructed to make it a top priority to lobby the governor and state legislators to stop passing anti-zoning and anti-local control statutes, to stop weakening CEQA, and to rescind the state statute imposing high-rise zoning on the North Berkeley and Ashby BART parking lots.</p>
7/13/2022	Housing element comment	<p>I am writing about the City of Berkeley's proposed new Housing Element. I live in a rented apartment in North Berkeley. I would like to propose that the City limit all security deposits to one month's rent total.</p> <p>As you know, the Civil Code currently allows landlords to request security deposits worth two months' rent. This means that a landlord may require up to three months' rent upfront in order for a potential tenant to sign a lease.</p> <p>I'm sure I don't have to tell you that in the context of today's hyperinflated rental market, that is an astronomical price to pay just to establish tenancy. Nor will I have to persuade you that this plays a minor but significant role in many people's struggle to find housing.</p> <p>Monthly rent for studio apartments in Berkeley currently averages at \$1995. Therefore a prospective tenant needs \$5985 in cash on hand to sign a lease (security deposit and first month's rent). Meanwhile, 56% of Americans have \$5000 or less in their savings account.</p> <p>These fees gatekeep people from housing. Even individuals with well-paying jobs might not have the savings to cover such costs. Those who do see their emergency funds or other assets frozen in bank accounts. And who knows how many these exorbitant deposits force into squalid, low-quality, or otherwise inadequate homes?</p> <p>We need to free tenants' assets by lowering the maximum security deposit to one month's rent. Obviously, this would not solve all of Berkeley's housing problems. But without a doubt, it would help make housing more accessible. It would also give tenants the peace of mind that comes from having access to their own money.</p> <p>New York, a state with a comparable housing problem, already has such regulations in place. California should be a leader on housing rights, not a follower; Berkeley can help us lead the way.</p>
7/13/2022	General comment on draft housing element	<p>Two things:</p> <p>Looking through the long lists in the Residential Sites Inventory, I am immediately noticing the huge disparity (roughly one order of magnitude) between luxury housing and housing for those who need it the most. This is while removal of lower income Berkeleyans is ongoing and increasing. This can be readily seen in my West Berkeley neighborhood, where the removal of nearly all my Black neighbors has been the obvious trend.</p> <p>Also, I could not help noticing the 119% increase in median income between 2000-2019. (It's probably worse now, 3 years later) As you should be aware, workers' wages have barely budged, so obviously this more-than-doubling increase must come from moving in large numbers of affluent professionals and managers. Which raises the question of where they work. Those jobs are very largely not in Berkeley, but more likely with the giant tech corporations in San Francisco and the South Bay. In other words, the problem of housing those wealthy corporations' highly paid workforces has been outsourced to Berkeley. Not that they can't afford to deal with the problem a bit closer to their headquarters buildings, it's more like the don't want to, and it's cheaper to dump it on us.</p>
7/13/2022	Retain Artist Housing in Berkeley	<p>Please include Artists as a Special Needs Group, I have included my (electronic) comments within the document. Artists have been an essential part of Berkeley life, in the past many moved to Oakland, but in the last 5-8 years, both cities have lost a substantial and critical number of artistic creative production workers due to lack of affordable work & live facilities.</p> <p>You include Arts in a sector you call Business Management, Science and the Arts- but that masks the true story of the creative economy worker life in Berkeley. Please add a section on Artist affordable facilities in the Housing Element.</p>
7/14/2022	Housing Element comment letter	<p>Please find my comments on the Housing Element attached. Thank you for all of your work.</p>
7/14/2022	Accessible maps/appendices for housing element?	<p>My arm is killing me.</p> <p>1. What time are my comments on the housing element due today?</p> <p>2. Is there an accessible version of the maps and other appendices where you can actually see the streets and not have to drag your arm to shreds?</p>
7/14/2022	re: Accessible maps/appendices for housing element?	<p>I found the list of opportunity sites. Any other accessible appendices?</p>
7/14/2022	Affordable Housing for Artists Support	<p>I deeply support policies for the inclusion of artists in the Housing Element Update. I am a poet and writer who has worked with many artists in Berkeley since the late 1970s. Times have changed. Young artists find a way to live in Berkeley as students, but afterwards usually leave Berkeley to find affordable housing, studio space, and work space.</p> <p>If, in 2022, I was that same enthusiastic young poet-artist I was in 1977, I could never have brought my literary arts project to Berkeley, nor could I have created a nonprofit arts organization here, now nationally identified with Berkeley. Currently, we are located in West Berkeley, where our office live/work, a Berkeley bargain, costs three times what it did when we leased it. If we hadn't found it in 1991, it would have all been impossible. It was one of the very first, and is one of the very few live/works in Berkeley. I remember stumbling on it while it was under construction. It seemed like a miracle.</p> <p>Now, it is much more difficult for interns and editorial assistants, up and coming younger artists and poets, who can stay in Berkeley. Older Berkeley artists and poets of limited means, still productive in their later years, would also benefit. I've heard that a suggestion in the Housing Element Update includes creating live/work spaces out of vacant storefronts. Besides the critical need for affordable housing for artists, book artists, poets, and writers, local nonprofits could also bring those spaces to life with events and services to our city, such as accessible art work spaces, event spaces, even a community based poetry center! There is a well of creativity here that could benefit all of us if it had a chance to bloom.</p>
7/14/2022	Place Keeping for Artists in Berkeley!	<p>As an East Bay advocate for artists and authentic culture in Oakland, I implore The Good City of Berkeley to consider requiring the development of AFFORDABLE ARTISTS HOUSING (and Workspaces, either Work/Live or Studio spaces) by incorporating this vital category within the City of Berkeley's Housing Element.</p> <p>Over the past 8 years, we, in Oakland have witnessed 2 to 3 cycles of gentrification forcing Oakland artists to move away, taking with them the authentic BIPOC culture that so defines the soul of our town...and now, Berkeley's legacy as a Center of Creativity is also now at risk.</p> <p>In 2018, my 7,000 SF warehouse space that was a sustainable sewing collective on 25th Street for 7 years was not able to weather a 48% rent increase. We have seen dozens of industrial use properties converted to the "Green" Cannabis Zone, often outbidding rental rates \$10 to \$15 more per square foot. Despite a 2015 Paper by Oakland's Mayor's Task Force for Affordable Housing and Workspaces that proposed innovative anti-displacement strategies, we have not seen the political will match what the 900+ artists wanted to see.</p> <p>Please do what you can to include artists, artisan producers and industrial fabricators to remain and thrive in Berkeley in every category of housing and work/live spaces.</p> <p>We look forward to seeing Berkeley on the list of renowned cities like Costa Mesa, Costa Mesa and Costa Mesa that offer specific protections to artists.</p>
7/14/2022	I support housing for artists in Berkeley.	<p>I have seen too many artists priced out of Berkeley. Please - let's do what we everything we can to keep talented, passionate culture workers in our city!</p> <p>I support (Berkeley Civic Arts Commission's Policy Subcommittee's) recommendations for:</p> <ul style="list-style-type: none"> - The inclusion of Affordable Housing Strategies for Artists and Cultural Workers in the City's Affordable Housing Policy Framework; - (BCACPS) Development of a process for certifying Artists and Cultural Workers for eligibility for affordable housing; - Approval of Berkeley Civic Arts Commission's recommendations to City Council including, but not limited to, HD-3 (Alternative live/work units), HD-70 (creative development space, live/work and live/work spaces) and HD-36 (zone code adjustments for residential ground floor units above commercial corridors)
7/14/2022	Carpenters Local 713 Comments Re Berkeley Housing Element Update	<p>Please find attached a letter with comments regarding the Draft Berkeley Housing Element Update. This is a submission on behalf of Carpenters Local Union 713.</p> <p>Thank you in advance for considering our proposals. We look forward to collaborating with you in developing the City's housing agenda.</p>

Date Received	Subject	Comment
7/14/2022	Draft Housing Element	<p>The following are my general remarks concerning the Draft Housing Element (DHE):</p> <ol style="list-style-type: none"> 1. There are increasing concerns that the projected population numbers for the State of California are too high. It is now being said, with supporting numbers, that more people are leaving the State than are entering the State. If this is correct, the RHNA numbers are based on an incorrect assumption. There should be some recognition in the DRE of this possibility and some commitment that a periodic check on the base numbers should be performed, for example, on adoption of the DHE, that a report on the State's population numbers will be sought. However, while the total may be incorrect, the need for affordable housing is not in question. Berkeley is a prime example of having met housing needs for those well above moderate and it should be loud and clear that our obligation is to meet the real number need of affordable housing reports. 2. An additional serious problem with the RHNA housing numbers assigned to Berkeley is the fact that housing for students in dormitories, fraternities, sororities and co-ops were not counted in the original assignment of the total number that is needed. These uncounted units could easily have provided housing for some 7,000 students. That needed to be determined when the original RHNA numbers was assigned, but it wasn't. However, that doesn't make the problem go away. The DHE should mention this problem so that it doesn't get forgotten and thus dismissed. This issue must be addressed and those unassigned numbers must be determined if we are to make progress in meeting our fair share of the need. 3. A City is more than housing and businesses. Looking at the list of possible housing opportunity sites I see vacant lots, parking lots, etc. Housing people means that you also have to find space for services like grocery stores and other day to day services and also for parks. There is a City standard for a certain size amount of park space in every neighborhood that must be considered. This is most important in the South Campus and Downtown areas where the most housing will be built and where park space is almost negligible. I didn't find any consideration given to that concept in discussing opportunity sites for new construction. UC is the elephant in the room. Not only do they have the right to enroll as many students and hire as many staff who need housing, but at the same time they carefully protect the core campus from over development. One example, the Chancellor's House on campus. In one sense, their open space on the campus doesn't come across as being available open space to the public at large. It's great to have a beautiful campus but in a partnership with their host City there has to be some give and take on the housing issue that results in being able to have both housing and open space together. 4. Grocery parking lots as housing opportunity sites must also be balanced with the need for services that must be available to neighborhoods. I agree we must address global warming by reducing automobile use, but even if we all switched to electric cars, we still need a place to park them when we have to buy groceries. So, we must carefully ensure total needs are considered. Another example of this is the inclusion of parking spaces in multi-family buildings within a few blocks of Berkeley's Downtown BART Station. I see no need for such spaces either in that location or for residents living at the North Berkeley or South Berkeley BART Stations. Parking spaces for residents in these places could be used for housing since they are so close to other commercial services needed by the residents rather than build another building or a higher building. 5. Housing at both the North and South Berkeley BART Station should be in large measure affordable and also require design standards within special zoning that ensure compatibility with surrounding uses. It can be done, if policy so directs. This should also be the requirement for housing that is built along major thoroughfares such as San Pablo, University and Ashby which abuts lower density residential zoned areas. These design standards must protect nearby solar installations. It is one thing for the city to require that all new housing be electrified but unless nearby solar installations are protected from the shadows of that new housing, the environmental gain is lost. It is a known fact that our current electric grid is insufficient to allow the all-electric conversion that is needed. Neighboring solar installations must also be protected in R-1, R-1A, R-2 areas where 35-foot height limits are being allowed. 6. The safety of neighborhoods in Fire Zones 2 and 3 must be protected from increased density. These are high fire risk areas combined with streets so narrow that they impede both emergency vehicles and residents fleeing from a wildfire. This has been known and documented for years, yet I do not see this clearly delineated in the DHE. I thought that the City Council had already adopted policy restricting density here, but sites continue to be listed as opportunities so restricted density in this area must be front and center, particularly after residents are told that whenever there is a Reg Flag Day they should voluntarily evacuate their homes! Studies have demonstrated that once a wildfire begins, Berkeley residents in Fire Zones 2 and 3 have very limited time to escape. Additionally the area has numerous identified landslide zones and is also where what been termed the most dangerous earthquake zone in the country, the Hayward Fault predicted to having a 7 or above earthquake, is located. 7. The role of the Berkeley Unified School District in the production of housing is unclear, particularly around the vacant site of Oxford School or on playgrounds and parking areas around other sites. How will the decisions be made and who will make them? 8. The DHE should address the issue of vacant units that is currently being considered by the Council. Policies should encourage that vacant units return to residential use AND that such reclaimed units should be counted toward RHNA goals. It is said that they will not be counted, but never explained why that should be the case. There should also be a pathway for my vacant commercial ground floor, or even groups of offices on upper floors, to be returned to residential use and counted toward RHNA goals. 9. Existing residential units built on land that is subject to sea level rise should be identified and actions considered to assist them to remain safely in residential use. Sea Level Rise areas are mapped, and the State has advised that cities subject to sea level rise must consider 10 feet. This is particularly important if housing has been built on soil that has been contaminated with toxins in the past. Even though capped, sea level rise combined with groundwater creates a toxic environment. Additionally, areas in West Berkeley have been identified as subject to liquefaction when, not if, that predicted major earthquake occurs. There are also a number of research facilities and businesses in West Berkeley that have been built close to residential uses. Because of the use and amount of stored materials that are in the area, great care must be taken regarding adding new residential uses due to health and safety concerns. Additionally, the jet fuel line that runs through the area north to south must be factor in such considerations. 10. Landmarks, both local and national should be listed in the DHE and protected from development. This should include private, city-owned and UC-owned properties. <p>I appreciate the opportunity to comment on this important document. I am also requesting an acknowledgement that you have received this e-mail</p>
7/14/2022	comments on Berkeley's paper exercise of a Housing Element	<p>Please see my comments below on Berkeley's paper exercise of a Housing Element.</p> <p>Governmental Constraints</p> <p>Berkeley's existing permitting and approval processes for residential and mixed-use projects routinely fail to meet the requirements of state law, including failure to comply with the CEQA timelines under PRC 21080.1 & 21080.2. The Draft Housing Element's Goals, Policies, and Objectives section and Implementation Programs sections actively hide the non-compliance of Berkeley and must be revised to include additional specificity with respect to how the City will remedy these governmental constraints on housing production. Nothing short of full compliance with every state housing law should be tolerated.</p> <p>Although the Draft Housing Element touches on the issue of CEQA exemption determinations and the role of the ZAB, the actual analysis is conclusory, false, and incomplete.</p> <p>(1) The HE falsely claims that BMC 23.404.030.E is "consistent with" PRC 21080.1/2. It is not. This BMC section states that "The City shall determine the required level of environmental review (e.g., exemption, Negative Declaration) within the timeframe required by CEQA." Similarly, this BMC section states that "the Department shall review the project in compliance with the California Environmental Quality Act (CEQA) and any adopted City CEQA guidelines." However, "the City" and "the Department" are legally irrelevant concepts under CEQA. The actually-relevant body is the "lead agency," and the "lead agency" of Berkeley, in practice, almost never complies with PRC 21080.1/2.</p> <p>(2) The HE states that "Once an application is deemed complete, staff determines the level of environmental review within 30 days." This is an effective admission by Berkeley of violating state housing law. Staff recommendations are entirely irrelevant in regards to PRC 21080.1/2, and will never satisfy the City's obligations.</p> <p>(3) The HE states that "the decision-making body makes the final determination on whether a project has a significant effect on the environment." Here, we see Berkeley admitting that it understands the CEQA concept of "lead agency," but failing to connect that to the requirements of PRC 21080.1/2. Again, the HE must be revised to promise actual compliance (e.g., the lead agency issuing a CEQA determination within 30 days of completeness).</p> <p>(4) The HE states that "Project status, particularly when an application has been deemed complete, is not readily available to the public and the determination of the level of environmental review is not clearly documented in cases where CEQA exemption is recommended to the decision-making body." Here, we see Berkeley admitting that they do not provide reasonable public visibility, and that it is thus impossible to actually monitor compliance with PRC 21080.1/2 in an ongoing manner. This has been proven true as I have submitted a Public Records Request for pending zoning permits that have a completeness date, and Berkeley has completely refused to provide such a list.</p> <p>These issues appear to be noted in somewhat greater detail in the California Department of Housing and Community Development (HCD) technical assistance letter sent to the City of Berkeley on June 3rd, 2022. While that Letter demanded action from Berkeley, Berkeley has not provided a good-faith analysis as requested by HCD. HCD should reject the HE for failing to meet the demand HCD itself made in its June 3rd letter.</p> <p>Although the Draft Housing Element contains a program—HP-37 Permit Processing—that is somewhat related to these issues, I believe that the content of this program should be expanded and clarified, as follows:</p> <ol style="list-style-type: none"> a. HP-37 currently focuses on the issue of data transparency. While data transparency is important to monitoring compliance with state housing law, HP-37 should be revised to actually address the substantive compliance with state housing law, not just transparency. b. HP-37 lacks any promise to comply with PRC 21080.1/2 and in fact effectively promises more non-compliance. c. HP-37 commits Berkeley to recording completeness and CEQA dates by 2024. However, the existing database utilized by Berkeley already has fields for these dates and they are currently utilized (albeit inconsistently). Berkeley has provided zero explanation for why they need over a year to start consistently using their already-implemented systems. Such delay in transparency, with no offsetting justification, should not be tolerated. <p>Sites</p> <p>The sites lists are all garbage. It is readily apparent to any observer that Berkeley made no first efforts at determining likelihood of development. For example, the entirely insane site of Monterey Market (never gonna happen) is on the list. It is unreasonable to expect members of the public to take responsibility for the first pass of development probability.</p> <p>HCD should reject every single entitled and opportunity site until Berkeley completes a first pass of feasibility analysis.</p> <p>Berkeley assumes 100% of all approved projects will be fully built. However, there are multiple entitled projects with entitlements older than 1 year and no activity in terms of building permit applications. It is obvious that less than 100% of all such projects will get actually built. Berkeley needs to revise the HE to realistically estimate what percentage of entitled projects will be built, particularly given recent shifts in construction costs and financing costs.</p> <p>Similarly, Berkeley assumes that 100% of the pipeline and opportunity sites will be developed to 100% of the zoned capacity in the next 8 year cycle. This is obviously unreasonable. It is unreasonable to expect members of the public to take responsibility for the first pass of development probability. This is Berkeley's job, they haven't done it, and HCD should demand they do it before anything else. There are multiple unreasonable sites, and HCD should presume they are all invalid until Berkeley demonstrates it has at least attempted a probability analysis.</p>
7/14/2022	Housing element, Appendix B and other comments	<p>Berkeley's draft "Housing Element" is in need of revision. It cannot ignore the changes in demographics and work habits in the wake of the pandemic. It cannot ignore our community's requirement for resilience in the face of climate change. And, it cannot avoid revising laws that enshrine privilege and expand inequality.</p> <p>The population of San Francisco has dropped since the pandemic. The tech industry has spread out. The office buildings throughout the Bay Area have a vacancy rate of over 25%.</p> <p>Why have our alleged housing needs been adjusted? Where are the plans for "adaptive re-use" of all this office and commercial space standing vacant?</p> <p>Without these revisions, any action taken by the city will bear the marks of favoritism and possible corruption that favors real-estate developers hungry to make money on new construction. We cannot allow development to move forward as if nothing has changed in the last three years. This would be stupid, and would carry the appearance of corruption.</p> <p>State laws passed recently allow cities to adopt "objective standards" to guide their development. This is critically important. This gives citizens a right to establish the parameters of development, but it also comes with a threat: the state law does not allow any development standard to be rolled back or altered downwards. In other words, by failing to adopt good objective standards, we cannot go back in the future and adjust them to more livable, resilient or realistic levels. Failure to adopt "objective standards" disenfranchises our citizens.</p> <p>We need "objective standards" to protect our resilience, and in particular to protect solar access for solar panels, warmth and light for adjacent houses, and for growing food. Currently the Planning Commission and the ZORP have ignored any and all calls to do anything, but max out every lot for maximum density.</p> <p>The ZORP process has hired an outside consultant who Planning Department personnel have noted are not specialists in solar power, or solar access. Their findings presented to ZORP and the Planning Commission were full of mistakes regarding how much damage the new proposed development standards would exact, and displayed a poor understanding of how solar panels worked by saying the new standards would have small percentage impact. These findings must be reviewed and revised or the City may be leaving itself open to legal challenge and charges of incompetence.</p> <p>In terms of equity, Berkeley needs to adopt a "Vacancy Tax". All along the West Coast investors, many of them from outside the US, have "parked" their money in real-estate. They own condos, houses and apartments with no intention of living in them, or renting them. It is just a safe way to "store" their money, that will make a profit from inflated prices, but will supply no housing to our actual residents, while they take up valuable space. Other scenarios have landlords keeping units off the market to avoid rent control or to drive up prices. Regardless of the scenario, the thousands of empty units cannot be allowed to go untaxed while developers and their allies demand aggressive zoning changes that will transform Berkeley into Brooklyn.</p> <p>Berkeley residents are going without housing because these units are being kept off the market. As rents go up, these empty units, if rented out, might help stabilize the market. At the very least, the "Vacancy Tax" could build up the money available to build legitimately affordable housing.</p> <p>Lastly, TOPA – the measure that would allow tenants first right of refusal to buy their house or unit, when and if it goes on the market – should become law. Long term rental occupants need the opportunity to hang onto their housing. Social funds and subsidies could be brought to bear. Our neighborhood has several cooperatively owned residences and it has provided the residents with both stability for their lives, and affordable housing.</p> <p>Please take these comments into consideration as you move forward.</p>
7/14/2022	re: comments on Berkeley's paper exercise of a Housing Element	<p>The draft Housing Element should also be revised to include a discussion of Residential Parking Permits, which act as a governmental constraint on new housing.</p> <p>In particular, Berkeley currently excludes residents of new housing from eligibility for a Residential Parking Permit. Additionally, there are restrictions on RPP permits for projects with high bedroom counts or the like. At least some of these RPP rules are illegal, as state law does not tolerate such discrimination in the offering of public space.</p> <p>Additionally, these rules reduce the desirability of new housing, and thus serve as a potential governmental constraint.</p>
7/14/2022	Housing Element comment letter - BNHCA NBN EBYimby	<p>Please see the attached letter submitted from Berkeley Neighbors for Housing and Climate Action (BNHCA), North Berkeley Now! (NBN), and East Bay YIMBY (EBYimby).</p> <p>We are very concerned that the draft Housing Element does not address Berkeley's legacy of redlining and fails to fulfill State HCD standards for affirmatively furthering fair housing. We believe that the City must, at minimum, increase allowable height and density in the C-SO, C-NS, and C-E zoning districts covering Solano, North Shattuck, and Elmwood, respectively.</p> <p>We hope these issues can be addressed in the next draft of the Housing Element</p>

Date Received	Subject	Comment
7/14/2022	Housing Element Comments	<p>General Comments:</p> <ul style="list-style-type: none"> •While the housing element exercise is to list potential sites for housing, must it be done without thought to making connected space for nature, habitat, ecosystems and the features that make a city livable? •Can this exercise be performed with honesty without consideration to topography, fire zones, fault lines, slide areas, liquefaction zones, ground water and sea level rise? <p>What makes a city livable is a mixture of low and mid-rise buildings, a mixture of old and new, a variety styles, large trees with canopy, open space, parks and restoration of habitat and ecosystems. Places where sunlight comes through. Too little attention is given to actual building structure and countering the urban heat island effect of wall to wall buildings surrounded with hardscape (sidewalks, driveways, roads and like surfaces). Increasing density without consideration to urban heat island impact will result in overheated microclimates within Berkeley. Urban heat island effect is the reason why cities are hotter than areas with open space like suburbs and rural areas. https://holacultura.com/temperatures-in-d-c-s-heat-islands-can-register-ten-to-twenty-degrees-hotter-than-in-leafy-neighborhoods/</p> <p>Building densely without setbacks, green space, trees or green roofs threatens the climate we find so comfortable. And, in this city of 10.5 sq miles, urban heat island effect threatens the climate of the entire city. I am always surprised by the difference between the descriptions and concepts of high density buildings as a thriving community and the absence of people in those areas on the street, walking or frequenting restaurants, or retail. Being on the sidewalk below high-rise apartment and condominium buildings is like being in the middle of a dead zone. There just aren't people. People even in cities like San Francisco go the areas of old historical low-rise buildings for pleasure. You don't find them around high-rises.</p> <p>Development Standards:</p> <p>The height of 80, 90 feet in the development standards in commercial districts in mixed-use residential or commercial buildings threatens the local climate just through the absorption of heat by the structures. Lower-rise buildings with green roofs are protective of climate plus low-rise buildings are less expensive to build, operate and sourcing of material for building have lower impact on the environment.</p> <p>Setbacks need to be firm with no allowances for new additions or new structures. Setbacks are necessary for connecting habitat, ecosystems, fire prevention and recharging groundwater.</p> <p>There is already too little separation between existing structures. The city must not exacerbate the problem by allowing reduction of setbacks in the future.</p> <p>Solar Access and Development Standards:</p> <p>I know there are people that believe all that matters in responding to climate is high density buildings near transit hubs. And, opting up on EBCE to 100% renewable eliminates the need to protect solar. I challenge that thinking. Knowing what it takes to make an existing building all electric (shut off natural gas in 2019) it can't be done without using more electrical energy. Palo Alto has learned it can't go all electric without more electricity. We need solar. We need rooftop solar. We need local micro-grids especially during power shutdowns. The worriers of oversupply of solar energy, need to consider the demand when and if buildings end reliance on natural gas and convert to all electric, plus the impact of power shutdowns on high fire risk days.</p> <p>Please limit height to 28 feet in residential neighborhoods and at the very minimum protect existing solar rooftop units.</p> <p>(I do not currently have rooftop solar. I would like to add solar, but given the city's lack of protection for rooftop solar, I am extremely hesitant to proceed. Protected rooftop solar would provide energy security and a stable energy cost.)</p> <p>Response to the Sites Inventory Map:</p> <p>It does not appear that the preparers have reviewed the CA Gov maps- Earthquake Zones of Required Investigation. To use the link zoom in to get local risk zones. A jpg is attached. https://maps.conservation.ca.gov/cgs/EQZaApp/app/</p> <p>Besides not building in the hillside slide zones and near the fault line, the high fire zones 2 & 3 need to be off limits for increased housing and population. When these areas burn the next time, as we can expect they will from looking at past history including the Berkeley - Oakland Hills fire of 1991, the City should engage in a serious evaluation of whether the hills should be rebuilt at all and ask if retreat is the reasonable response.</p> <p>The other area of sites in question are in the liquefaction zones in west Berkeley. Any thought to adding density especially the higher density buildings needs to include Sea Level Rise, liquefaction and groundwater.</p>
7/14/2022	Housing Element size of units comments	<p>The Story of More, How We Got to Climate Change and Where We Go From Here by Hope Jahren out to be required reading along with an evening on YouTube of looking at tiny houses worldwide.</p> <p>We really need to learn to live with less. Smaller living spaces would help the environment and climate. There are amazing tiny very livable homes. You could start with these sites and search suggestions:</p> <p>https://www.youtube.com/watch?v=juWa0STJ500&t=105s</p> <p>Living Big in a tiny house is a you tube site with interviews and video tours</p> <p>https://www.youtube.com/watch?v=RLZy7lbuG9A</p>
7/14/2022	Comments from EBHO on Berkeley's 6th Cycle Draft Housing Element	<p>Please find attached Comments from East Bay Housing Organizations (EBHO) on the City of Berkeley's 6th Cycle Draft Housing Element.</p>
7/14/2022	Housing Element Draft Comment Letter	<p>Please find my Housing Element Draft Comment Letter attached.</p>
7/14/2022	General Feedback on Housing Element	<p>Hundreds of housing units could be built on university property on Panoramic Place above the university with the fire trail road paved to accommodate emergency access. There is a huge dirt space of university property that is open with trees removed that could accommodate hundreds of students with proper planning and infrastructure development (water, sewer, utilities).</p>
7/14/2022	Objective Standards, Housing Element	<p>I had dozens of documents open, including the Accessible version of the Housing Element. I worked hard to list some important objective standards suggestions within the main Housing Element document and somehow missed that this may be wanted in Appendix B. I hope you can take my comments from the main document and place them as needed for more objective standards in the appendix.</p>
7/15/2022	Support for Affordable Housing & workspace for the Artistic Community	<p>On behalf of the original STAR ALLIANCE nonprofit organization of Berkeley, I wish to express my strong support for affordable housing and workspace for the artistic community.</p> <p>It is well known that artistic modes of expression are influential in creating positive social change, and this has been my own dedication and experience throughout a lifetime of mostly unpaid, default-volunteer public service. Without community support and low-cost housing during this time, I could never have made it, nor made my contributions. (Please see attached sample documents.)</p> <p>As it is, despite many current challenges and signs to the contrary, I foresee the dawn of a much better community, United States, United Nations, and world — in no minor part influenced if not stimulated by the fruits of this life's labor, and of course: <i>Team Work to Make the Dream Work!</i></p>
7/15/2022	CORRECTION to my own comment Housing Element	<p>It was late and I was misreading and going too fast when I went through my comments and tried to fit them on the small screen. I had mostly been working from the Accessible document, which is what I can read more easily.</p> <p>Every time I say there needs to be 500sf open space for every 2000 FAR I meant 900sf/1000. I hope it can be changed.</p>
7/15/2022	SPECIFIC LINKS FOR CORRECTION to my own comment Housing Element	<p>Thank you -</p> <p>I found the specific places for correction. I did get it right on page 70, right side but other links NOT right are:</p> <p>I got it right under density page 70 right side of page but other links needing correction are:</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5949#page=105</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5947#page=109</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5939#page=123</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5934#page=125</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5930#page=128</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5927#page=129</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5926#page=132</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5923#page=134</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5922#page=135</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5918#page=136</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5916#page=137</p> <p>https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft?cid=5912#page=138</p>
7/15/2022	Housing Element Letter	<p>Thank you so much for meeting with my office. Please find my written feedback attached.</p> <p>Have a wonderful weekend.</p>



July 13, 2022

Berkeley Planning Department and City Council
2180 Milvia Street
Berkeley, CA 94704

Re: Recommendation for parking component of Housing Element

Dear Berkeley Planning Department and City Council,

TransForm is a regional non-profit focused on creating connected and healthy communities that can meet climate goals, reduce traffic, and include housing affordable for everyone.

We applaud Berkeley's forward-thinking leadership and their work to date on the Draft Housing Element. However, to meet housing, transportation, and climate goals, Berkeley needs to expand on its successful programs and initiate some new ones.

Berkeley has long been a leader in the Bay Area when it comes to smart parking policy. In 2021, the City eliminated parking minimums in the C-DMU zone and set parking maximums for residential and commercial development. These changes greatly reduced the financial and physical constraints posed by excessive parking mandates. Additionally, by requiring unbundling for all new developments in the C-DMU zone, it is clear Berkeley understands the power of implementing many smart parking policies in tandem.

However, Berkeley's draft Housing Element does not include any goals, policies, or programs related to further decreasing parking as a constraint besides policy H-35 which only proposes to bring the zoning code up to the state standard for developments serving special needs individuals. We commend the steps the city has taken so far, but we see room for further parking reform to ensure Berkeley is doing all it can to eliminate parking as a restraint on development. Specifically, for new residential developments above a certain unit threshold, e.g. forty units, we encourage the following changes citywide:

1. Requiring unbundling beyond the C-DMU development zone; this is also easier to implement now with new parking tech tools like [Parkade](#).
2. Expanding the Transportation Demand Management program by requiring provision of transit passes and bike share memberships to each resident.

To show the tremendous benefits these policies can have, we have used our GreenTRIP Connect tool to [create scenarios](#) for a potential future development site at 1130 Oxford Street.

GreenTRIP Connect is recommended by the California Office of Planning and Research as a tool to use while developing General Plans and is especially useful during development of Housing Elements. The tool is free to use whether planning at the site or city-wide level.

By implementing GreenTRIP strategies at this site, developers could save \$1,900,000 relative to current parking standards. We also demonstrate how affordable housing can drastically decrease parking demand and provide greater community benefits.

1. By implementing unbundling, and providing bikeshare and transit passes at this site, we saw a 31% decrease in parking demand and resident transportation savings of \$1,096 per year.
2. When combined with 100% affordable housing these strategies resulted in an incredible 62% reduction in driving and greenhouse gas emissions for the site, compared to the city average.
3. If an affordable development with smart parking strategies were built on this site each household would drive 5,804 less miles per year creating a greener and safer community.

These kinds of parking and climate outcomes are particularly desirable in single family home environs, especially ones like 1130 Oxford St. with narrow, winding streets. Less parking demand will also allow for a smaller building envelope. By eliminating the high costs of parking, homes can be offered at more affordable prices, reducing the number of community members that get priced out of the community or become unsheltered (see the scenario [here](#)).

In addition to parking and transportation strategies, we applaud some of the proposed strategies to support more affordable homes, including HP-5 and H-2, which will develop an affordable housing overlay to allow greater density and find more funding sources to build affordable housing faster, respectively. These programs are a cost-effective complement to strategies focused on housing production.

With a RHNA allocation of 8,934, it is essential that Berkeley makes eliminating constraints to housing development such as parking a top priority for this Housing Element. Policies and investments that also maximize the amount of affordable housing will also be critical. These two crucial issues—smart parking strategies and affordable housing—go hand-in-hand and we hope the City defines concrete goals for parking reduction.

TransForm hopes this information clarifies why Berkeley should make parking reform and provisions to support affordable housing central priorities in the Housing Element update.

Please let me know if you have any questions.



July 12, 2022

Planning and Development Department
City of Berkeley
1947 Center Street, Second Floor
Berkeley, CA 94704

Subject: The Housing Element fails to affirmatively further fair housing

Dear Ms. Pearson and the Housing Element team,

Berkeley Neighbors for Housing and Climate Action (BNHCA) is a 300-member organization of Berkeley residents dedicated to tackling our shared housing and climate crises. We believe it is critical that Berkeley significantly expands the availability of affordable, market-rate, and infill housing along our transit corridors and in walkable neighborhoods, to reduce transportation emissions and automobile trips. BNHCA believes that the addition of new housing throughout our community must be done in a way that corrects historical injustices and the legacy of redlining.

North Berkeley Now! (NBNow, www.northberkeleynow.org) is an all-volunteer group of neighbors working toward a North Berkeley that is welcoming to new neighbors of all kinds through the construction of affordable homes. We know that density is good, NIMBYs are bad, and that sustainable modes of transportation are the future.

East Bay YIMBY fights for an affordable, inclusive, and sustainable East Bay. East Bay YIMBY believes in legalizing housing, especially duplexes, fourplexes, and apartments, by reforming zoning laws; as well as supporting policies that protect tenants and vulnerable communities and increasing the supply of subsidized, income-qualified housing.

We are very concerned that the draft Housing Element does not address Berkeley's legacy of redlining and fails to fulfill State HCD standards for affirmatively furthering fair housing. We believe that the City must, at minimum, increase allowable height and density in the C-SO, C-NS, and C-E zoning districts covering Solano, North Shattuck, and Elmwood. We also believe the City should replace R-1 zoning with R-2 zoning in all areas of the city outside of the Hillside Overlay, including the North Berkeley, Northbrae, Westbrae, Thousand Oaks, Northside, Elmwood, Halcyon, and San Pablo Park neighborhoods. Lastly, the Housing Element needs to incorporate increased height limits in Downtown and Southside.

Failure to Affirmatively Further Fair Housing

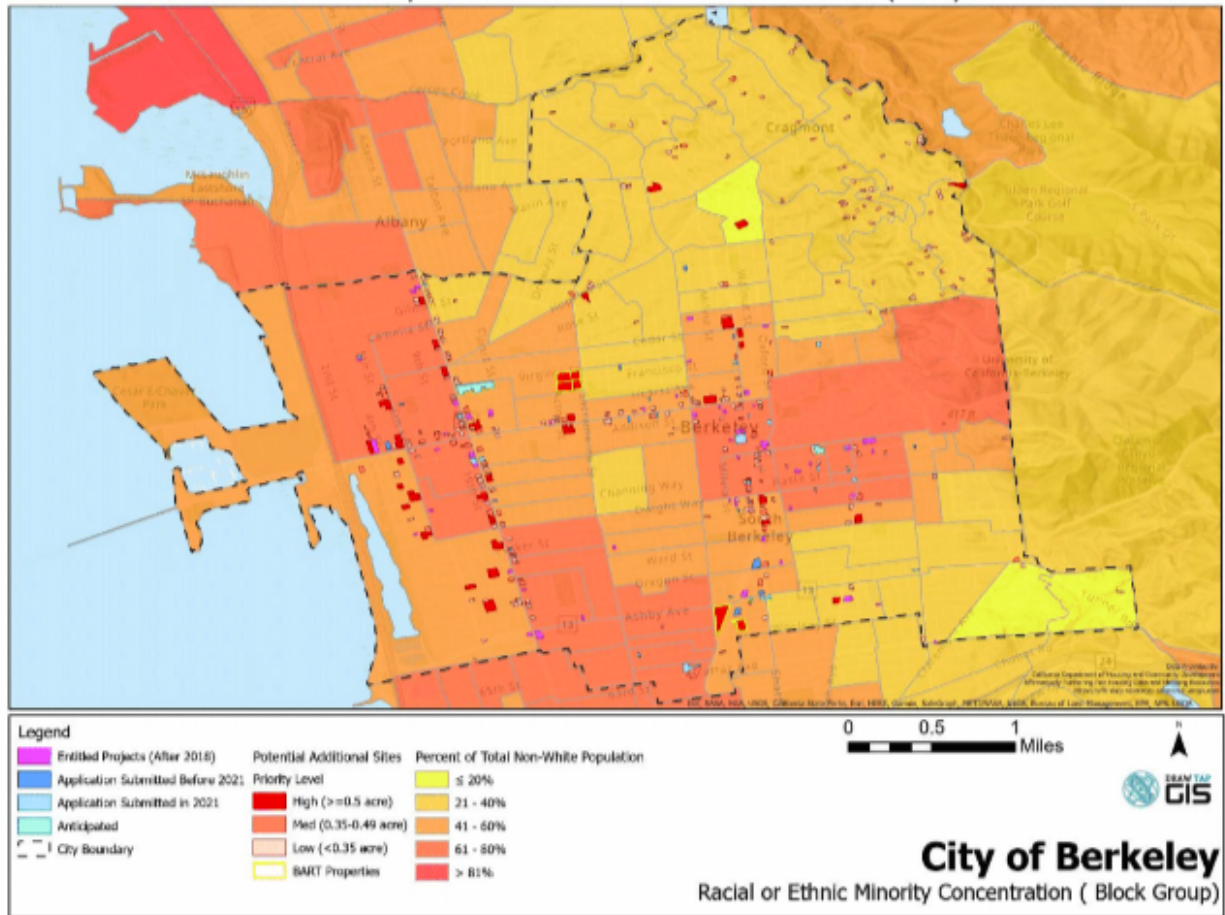
As shown in Appendix E: Affirmatively Furthering Fair Housing of the draft Housing Element, Berkeley's existing zoning - the basis for the site inventory - falls woefully short when it comes to affirmatively furthering fair housing and undoing historical segregation.

The figures and tables below are drawn from Appendix E. Figure E-3 shows that housing development is conspicuously limited in areas of the city with the lowest racial/ethnic minority populations. Critically, Table E-2 shows that in neighborhoods with ≤20% minority population, zero affordable housing is planned. Neighborhoods with 21-40% minority population are only receiving 2.1% of the lower-income housing, and 6% of the moderate-income housing. Berkeley's whitest neighborhoods desperately need more affordable housing; this plan as-is only serves to maintain racial segregation across our city.

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

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

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



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

Table E-6, below, shows the distribution of housing across tracts based on the percent of households in that tract that are low or moderate income. Berkeley’s wealthiest neighborhoods, where <25% of households are low or moderate income, are getting 0.1% of the city’s new affordable housing and just 3.6% of its moderate income housing. This maintains and furthers the existing economic segregation in our city.

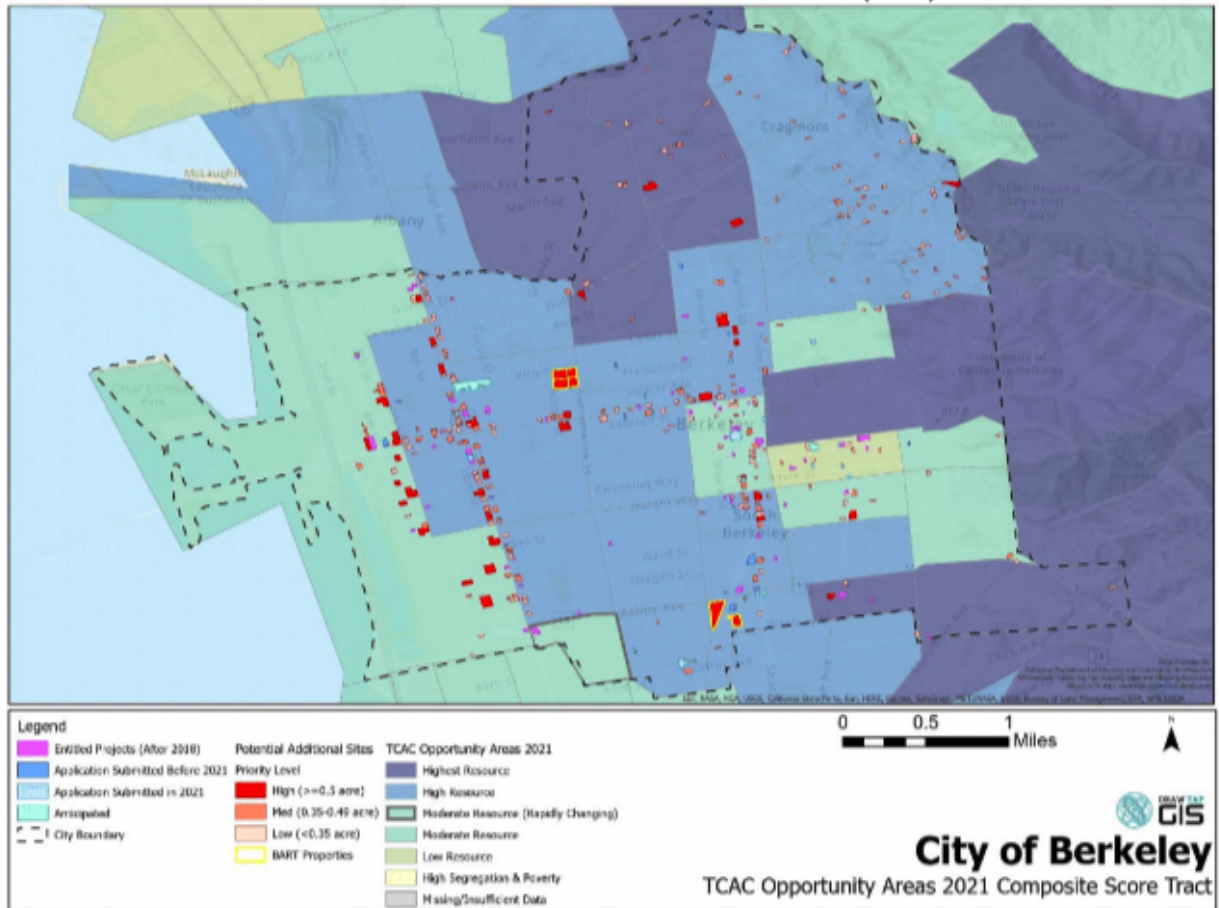
TABLE E-6: DISTRIBUTION OF RHNA UNITS BY LMI HOUSEHOLD POPULATION

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

Figure E-9, below, shows sites inventory overlaid with the TCAC Opportunity Areas data by census tract. Because Berkeley is a wealthy city experiencing late-stage gentrification, almost all of the city is classified as highest- or high-resource, with some areas being moderate

resource and only one census tract, on Southside, as low resource. Citywide, only 2.2% of units are proposed for Highest Resource areas, including 1.9% of lower income and 2.4% of moderate income units.

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

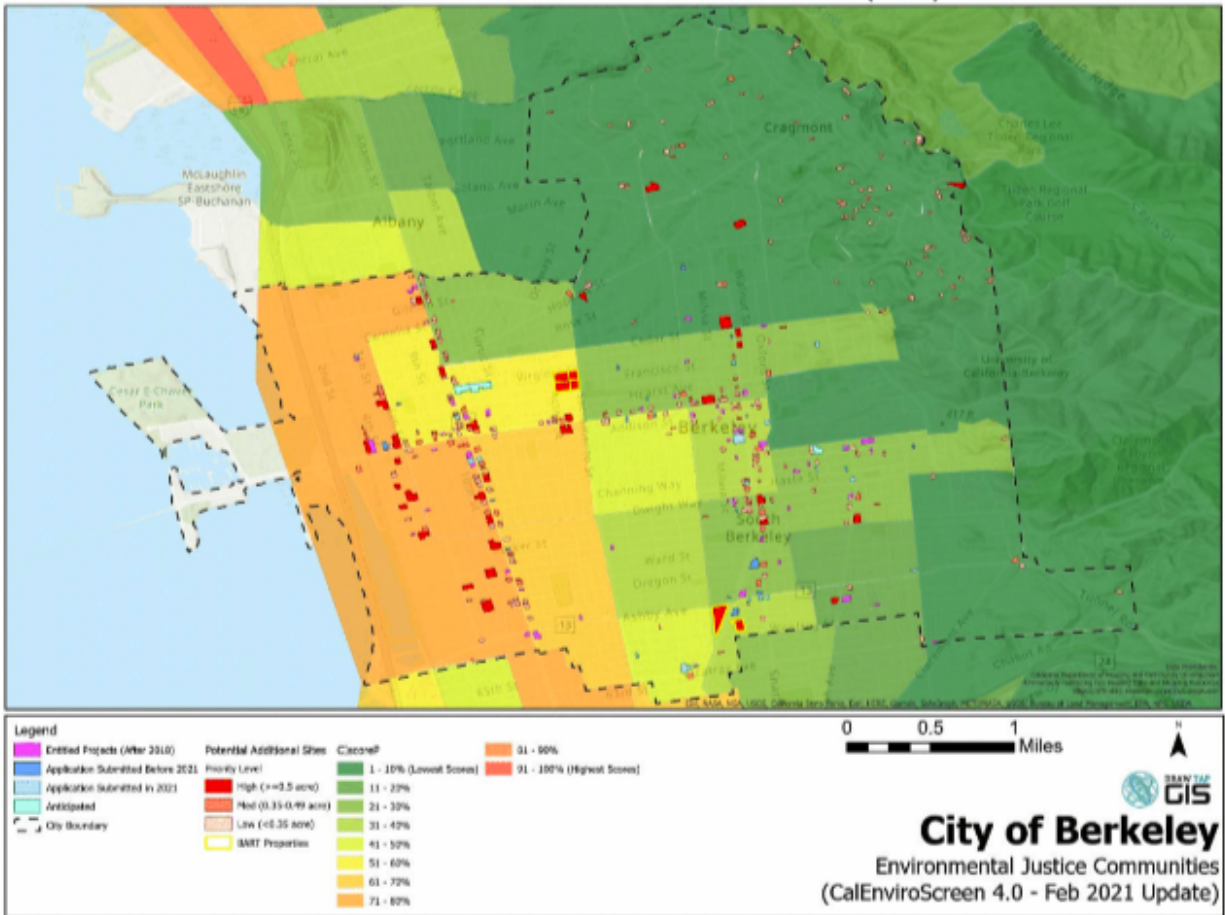


Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022; VTA, 2022.

Lastly, Figure E-10 demonstrates that Berkeley’s site inventory is disproportionately concentrated in the neighborhoods with the greatest environmental hazards and pollution. 40.5% of all units included in the site inventory, including 49.5% of lower income units, are in Berkeley’s worst census tracts, which rank in the 51-80th percentile of tracts in California. Meanwhile, neighborhoods with the highest CalEnviroScreen 4.0 score (in the top 20% of tracts statewide) are only accounting for 4.1% of all units (1/10th as many as in the more polluted neighborhoods), including 4.2% of lower-income units (1/12th as many as in the more polluted neighborhoods).

As stated in Appendix E, “Areas where CalEnviroScreen 4.0 scores are the highest are predominantly single-family residential neighborhoods (Berkeley Hills, Thousand Oaks, Live Oak, Claremont).” Multi-family zoning districts under the current zoning, meanwhile, “tend to be more concentrated in the central, southern, and western areas of the City... in closer proximity to major vehicular and transit corridors”

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



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

According to Government Code 8899.50(a)(1), “Affirmatively furthering fair housing” means **taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities...** Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, **address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, [and] transforming racially and ethnically concentrated areas of poverty into areas of opportunity....**” (emphasis added).

HCD requires that sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing. We believe Appendix E shows quite clearly that Berkeley’s existing zoning *fails* to affirmatively further fair housing. As such, the Housing Element must incorporate zoning changes to meet HCD requirements.

Strategies for Affirmatively Furthering Fair Housing (AFFH)

The shortfalls in meeting AFFH requirements are due to a lack of sites available in Berkeley’s

highest resource, whitest, wealthiest, and least polluted neighborhoods. These neighborhoods are overwhelmingly zoned R-1, with limited sites zoned for low-rise commercial.

However, these areas are also overwhelmingly in Berkeley's higher-risk fire zones, including both the State Very High Fire Hazard Severity Zone (VHFHSZ) and Berkeley's Hillside Overlay / Fire Zone 1, which is a topographically determined region that extends well beyond the limits of the State VHFHSZ. Berkeley's municipal code is quite clear that while part of the purpose of the Hillside Overlay is to protect from wildfire risk, it is also intended to "Protect the character of Berkeley's hillside areas and their immediate environs;" and "Give reasonable protection to views" (BMC 23.210.020(A)).

We believe that protecting the character of Berkeley's wealthiest neighborhoods is incompatible with affirmatively furthering fair housing, but recognize that changing the borders of the Hillside Overlay would require a fire safety analysis that goes beyond the scope of the Housing Element. Therefore, our recommendations for meeting AFFH requirements focus on areas outside the Hillside Overlay.

Increasing Allowable Height and Density along Commercial Corridors in highest-resource areas

Berkeley has historically prioritized development along transit and commercial corridors, following the legacy streetcar network. However, the transit and commercial corridors in Berkeley's highest-resource neighborhoods are currently not zoned for densities which would allow development, much less development of housing affordable to lower-income households. To achieve AFFH goals, Berkeley must align the C-SO, C-NS, and C-E zoning along Solano, North Shattuck, and Elmwood with the city's other high-density commercial zoning on San Pablo, University, South Shattuck & Adeline, and Telegraph, by allowing up to 7 stories of mixed-use development with 100% lot coverage.

Removing R-1 Zoning Outside of the Hillside Overlay

SB 9 and Berkeley's "missing middle" initiatives will eliminate single-family zoning, but R-1 remains at a lower density standard than other residential zoning districts. At a minimum, Berkeley should move to replace all R-1 zoning outside of the Hillside Overlay with R-2 zoning. Under the current proposed standards for Missing Middle housing, R-2 zoning would allow up to 4 units and up to 35 units/acre, allowing developable sites in these new R-2 districts to count towards Berkeley's required zoning capacity for lower or moderate income housing. (In contrast, preserving the R-1 zoning would only allow for 25 units/acre, insufficient to satisfy affordable housing requirements under state law). This would help to address inequitable disparities in zoning and potentially allow for more affordable housing - or at least, "affordable by design" housing - in highest-resource areas.

Increasing Allowable Height in Downtown and Southside

Berkeley City Council directed staff and the consultants to increase allowable height in Downtown and Southside neighborhoods. Because these neighborhoods have the highest share of households without a car in Berkeley (over 60%), and are in extremely close proximity to jobs, transit, and major destinations, we believe that the Housing Element must address Council's request to increase height in these areas.

Other Potential Strategies for Consideration

Even with these proposed changes, we are concerned that HCD may not find that Berkeley has done enough to meet AFFH requirements, or that the site inventory is lacking due to unrealistic and overly generous assumptions about development capacity and likelihood. The following are potential suggestions to explore to further meet AFFH requirements and ensure adequate site capacity:

- Upzoning C-N districts to meet the same development standards as other major commercial areas (up to 7 stories)
- Upzoning R-2 neighborhoods to allow up to 4 stories of multifamily housing
- Increasing allowable height and density in R-3 and R-4, including R-3H and R-4H, to be comparable to R-BMU zoning (up to 7 stories)
- Rezoning R-2A areas along College, MLK, and Hopkins to R-3 and/or R-4

We strongly urge City staff and the consultant team to address these deficiencies in affirmatively furthering fair housing and ensure Berkeley is able to put forward a progressive, equitable, and inclusive Housing Element.



July 14, 2022

To: City of Berkeley Planning Department
CC: California Department of Housing and Community Development
RE: Draft 2023–2031 Housing Element — Comment Letter

Dear Director Klein and Planning Staff,

I am writing to share my thoughts on Berkeley’s Draft 2023–2031 (6th Cycle) Housing Element and associated opportunity sites inventory. I have grouped my comments into rough topic areas, but my comments may apply to multiple components of the Housing Element. On some topics I wrote more extensively, while on others I kept my comments more brief since many individuals and organizations will be submitting comments, and I suspect there may be significant overlap—however, I would be happy to provide more detail if needed.

Specific Opportunity Sites

I believe the Sites Inventory contains multiple sites that should have been excluded based on the criteria established by the consultant and/or due to other circumstances with respect to likelihood of development. Examples of such issues, the affected sites, and the number of potential units affected include but are not limited to:

- Presence of existing multi-family rental housing, especially sites on which the existing units are subject to rent stabilization (e.g., the 99 cent store on San Pablo Avenue that is the site of the former Rivoli Theater—54 units).
- Presence of a designated City of Berkeley Landmark (e.g., the former Japanese Laundry located on Shattuck Avenue in the same block as Stone Mountain & Daughter Fabrics—25 units)
- Presence of housing that was completed prior to the deadline for inclusion as a site within the 2023–2031 Housing Element (e.g., the project named The Standard near the Corner of Bowditch and Bancroft—122 units)

- Sites with projects that are currently the subject of litigation by the City itself which could preclude the creation of housing (e.g., 1900 Fourth Street—140 units)
- Sites with owners who have shown long-standing disinterest in redeveloping or selling their properties for such (e.g., the block on the east side of Shattuck Avenue between Parker and Carleton Streets—248 units)
- Sites owned by the University which would likely only be developed with student group housing, which would not count toward the City’s RHNA goal (e.g., the University Hall West Lot on Addison Street—46 units; the parking lot behind the Golden Bear building on University—12 units; the UC-owned office building on Bancroft between Shattuck and Fulton, incorrectly identified as a parking deck—103 units)
- Sites with extremely popular local groceries with a low likelihood of redevelopment in the planning period (e.g., the Monterey Market site—35 units)

Appendix C Sites Inventory also contains the following passage:

“This first step in the process resulted in a long list of eligible sites that were then further scrutinized parcel by parcel using aerial maps, site visits, and local knowledge of the neighborhoods.”

However, given the issues noted above, it does not appear that a parcel by parcel approach was actually taken with respect to the identified opportunity sites.

Depending on the precise magnitude of issues with inappropriately identified sites, it is possible that this could call into question the veracity of the inventory, and the subsequent assertion that rezonings would not be necessary to meet Berkeley’s RHNA obligations.

Assumptions regarding capacity and likelihood of development

The assumptions of the 2023–2031 Inventory are not realistic and do not comport with the findings or outcomes of the 2015–2023 (5th Cycle) Housing Element.

Berkeley’s 5th Cycle Housing Element estimated a total city-wide capacity of 5,328 units available for the 2015–2023 period. It is worth noting that this was the estimate of the total capacity, not merely the number of units that could/would be constructed during the Housing Element cycle; the cycle-limited capacity estimate was 3,458 units or roughly 65 percent of total capacity. This cycle-limited capacity was extrapolated by annually pro-rating the anticipated buildout of the City’s General and specific plans and multiplying that by the number of years in the cycle.

Of the 5,328 citywide unit capacity estimated by the 2015–2022 Housing Element, 3,742 have been built according to Appendix D Review of the 2015–2023 Housing Element, contained in the 2023–2031 Housing Element Draft. Although this falls fairly close to the cycle specific-capacity estimate from the 2015–2022 Housing Element, it only reflects approximately

70 percent of the estimated total capacity from the previous Housing Element.

The Draft 2023—2031 Housing Element asserts that the 11,442 overall unit capacity it identifies is sufficient to meet Berkeley's 8,934-unit RHNA. The Draft Housing Element therefore appears to make the assumption that an even greater proportion of identified sites will develop during the 6th Cycle than did during the 5th Cycle—78 percent versus 70 percent. This assumption, however, is not adequately substantiated within the Inventory Appendix.

These optimistic assumptions regarding levels of housing creation are further undermined by the issues with the Inventory identified above. The suspect sites listed above alone comprise 785 units, or roughly 6.9 percent of the total 2023–2031 projected capacity. If these suspect units are excluded from the inventory, then the percentage of capacity that would need to be developed to meet the overall RHNA rises to 83.8 percent, roughly 14 percentage points higher than that which occurred during the previous cycle.

This leads into another issue with the capacity assumptions of the 6th Cycle inventory, which is that it assumes a dramatic increase in capacity beyond what was identified by the 5th Cycle. And it does so both without a significant rezoning *and* with a significant proportion of the identified capacity from the 5th Cycle having already been developed. As described above, the 5th Cycle identified a capacity of 5,328 units citywide; of that capacity, 3,742 units were built, leaving a theoretical capacity of 1,586 units. However, the 6th Cycle identifies a capacity of 11,442 units. It is unclear where the roughly 10,000 units worth of additional capacity came from and/or why the 5th Cycle failed to identify an additional 10,000 units of capacity. BART sites, with a maximum of approximately 3,600 units of capacity are inadequate to explain this discrepancy.

If the reason for this disparity is that the 5th Cycle Inventory declined to identify a number of sites included in the 6th Cycle due to more stringent screening criteria, then this would tend to further undermine the assertions made by the 6th Cycle inventory regarding what proportion of the opportunity sites will be developed during the 2023–2031 period. Put another way, if using a *more* stringent set of screening criteria that only identified capacity for 5,328 units saw 70 percent of that capacity actually realized, it is not reasonable (absent rezoning or other major policy changes) to expect an even higher proportion of sites identified by a *less* stringent set of screening criteria to develop.

Moreover, and perhaps most importantly, none of these calculations/analyses account for the fact that the City failed to meet its RHNA target in every income category other than above-moderate. Indeed, for income categories other than “above-moderate,” Berkeley only produced 23 percent of its RHNA targets for the 2015–2023 period. Once this factor is considered, the likely inability of the City's existing zoning to accommodate the targets for the 6th Cycle is thrown into sharper relief. Given the current lack of substantive policy and zoning change described in the Draft Housing Element, there is little reason to believe that the identified inventory is capable of meeting the higher 6th Cycle RHNA targets across all income categories.

Whether through the creation of inclusionary affordable units or through the construction of affordable units in 100-percent affordable projects built by the City, a dramatic increase in zoned capacity will arguably be necessary to ensure sufficient construction of inclusionary affordable units and/or generation of in-lieu fees to enable the creation of publicly-financed affordable units.

Affirmatively Furthering Fair Housing

I authored legislation to end exclusionary zoning in Berkeley and promote missing middle housing types such as duplexes, triplexes, fourplexes. In addition to authoring the [resolution](#) to eliminate exclusionary zoning, I authored [legislation specifically targeting the Housing Element](#) as an opportunity to affirmatively further fair housing. The [White House recently cited this legislation](#) and the City of Berkeley's efforts affirmatively furthering fair housing.

Some of the recommendations Council unanimously passed were the following: prioritizing growth along transit corridors with an existing rail station or bus stop with peak service frequency of 15 minutes or less. Additionally, Council asked that equitable scale neighborhood zoning be considered during this process as well.

As I recounted in the resolution to eliminate exclusionary zoning, the UC Othring and Belonging Institute released a series of studies on racial segregation and zoning practices which revealed that 83 percent of residential land in the Bay Area is zoned for single family homes. The purpose of these studies was to:

Raise public awareness about the degree of segregation that persists in the Bay Area and the harmful effects that result from it. Despite the enduring significance of race and salience of racial inequality in the Bay Area, too often racial residential segregation itself is not a part of the discussion for remedying persistent racial disparities. In a period in which systemic and structural racism is a widespread societal concern, there is insufficient attention to the centrality of racial residential segregation to the production of racial inequality.”

The authors of this study found that restrictive zoning practices lead to more homogeneously white neighborhoods. Until Berkeley formally rezones its currently single-family and low-density residential neighborhoods, naturally less expensive housing options will continue to be excluded from historically segregated areas in north, east, and southeast Berkeley. The 6th Cycle inventory should be updated to include an estimate of the number of units that could be expected to be created from such rezonings to cement the City's commitments to ensure these areas are rezoned to enable these sorts of missing middle housing.

Additionally, missing middle housing is not the only housing type that should be allowed in Berkely's high-resource neighborhoods. Currently, higher density housing (including 100 percent affordable housing projects and larger housing projects with inclusionary

affordable units) are almost entirely excluded from northern and southeastern neighborhoods in Berkeley—even in areas along commercial corridors. Goal E should therefore contain an additional policy along the lines of:

H-32 Geographical Equity: Provide opportunity sites for higher-density, mixed use housing along commercial corridors in all areas of Berkeley, including through rezonings where necessary.

A continued lack of opportunity sites for higher-density, mixed-use, and mixed-income housing—most notably along College and Solano Avenues, which pass through high-resource areas—would represent a violation of State laws requiring that cities affirmatively further fair housing through geographic equity. I believe other comment letters being submitted regarding the Draft Housing Element will cover this in more detail. In any event, The Housing Element Draft must be amended to correct for this inequity and potential source of litigation.

The fact that significant mixed-use development has not taken place along these corridors demonstrates that existing zoning is likely insufficient to ensure housing creation and address these equity concerns. Given that HCD has rejected Housing Elements for failing to take affirmative steps to remedy existing inequities, these changes to the Draft are essential for ensuring that Berkeley has a compliant Housing Element. Therefore, a new program of rezoning commercial corridors to support higher-density, mixed-used, mixed-income housing in high-resource areas should be added to the Draft Housing Element.

Governmental Constraints

Berkeley's existing permitting and approval processes for residential and mixed-use projects are arguably at least sometimes failing to meet the requirements of State laws, including the Permit Streamlining Act and SB 330. As such, the Draft Housing Element's Goals, Policies, and Objectives section and Implementation Programs sections should be revised to include additional specificity with respect to how the City will remedy these governmental constraints on housing production.

Although the Draft Housing Element touches on the issue of CEQA exemption determinations and the role of the ZAB, this section is non-specific, reading:

For CEQA determination, the City reviews all applications according to the procedures in the Berkeley Municipal Code Section 23.404.030.E, which is consistent with Public Resource Code sections 21080.1 and 21080.2. Once an application is deemed complete, staff determines the level of environmental review within 30 days; however, the decision-making body makes the final determination on whether a project has a significant effect on the environment. Project status, particularly when an application has been deemed complete, is not readily available to the public and the determination of the

level of environmental review is not clearly documented in cases where CEQA exemption is recommended to the decision-making body.

This description, while not necessarily inaccurate, does not appear to entirely capture the frequency or nature of delays that occur with respect to determinations of application completeness and CEQA exemption. This passage appears to imply the issue is purely one of documentation or public noticing; but accounts from those who engage in the application and/or CEQA processes would seem to indicate that this is also a matter of inappropriately protracted timelines. These issues appear to be noted in somewhat greater detail in the California Department of Housing and Community Development (HCD) [technical assistance letter](#) sent to the City of Berkeley on June 3rd, 2022.

Although the Draft Housing Element contains a program—HP-37 Permit Processing—to help address these issues, I believe that the content of this program should be expanded and clarified. For example, the program should include explicit mention of the City committing to adhere to the approval/determination timelines provided by the Permit Streamlining Act, SB 330, and any other pertinent State law. To the extent such adherence would require changes to staffing, level of discretion, or other practices/procedures, this should be spelled out. One item that could be particularly important to note is the recruitment and retention of sufficient staff to ensure necessary application review capacity.

Conclusion

I want to thank staff in the Planning Department and with the consultant, who I know have worked hard to craft this Draft Housing Element and balance many competing ideas and interests. The Draft 2023–2031 Housing Element is very well organized and presented, and represents a great start. With some revisions, I think this document will serve as an excellent resource and help Berkeley chart a path toward meeting our housing obligations and alleviating the housing and affordability crises. I'm happy to discuss this further and answer any questions you may have.



July 14, 2022

Dear Director Klein and Planning Staff:

Thank you for preparing the City of Berkeley’s Sixth Cycle Housing Element Draft for review. I am writing to share my comments on the draft report, focusing specifically on Affirmatively Furthering Fair Housing and the Sites Inventory.

BACKGROUND ON HOUSING ELEMENT

Housing Element Required by California State Law. The housing element is a required housing plan that jurisdictions in California must submit to the state every eight years. The housing plan must show how each jurisdiction intends to plan for its share of the Regional Housing Needs Allocation (RHNA). For the Bay Area, the Association of Bay Area Governments (ABAG) has determined that the City of Berkeley needs to plan for a total of 8,934 new housing units for its Sixth Cycle Housing Element covering the eight-year period from 2023 to 2031. The number of housing units required in the sixth cycle represents a threefold increase from the amount required for the Fifth Cycle Housing Element (2015-2023), as shown in Exhibit 1.

A compliant housing element must detail the following: (1) where housing could realistically be built for the four income strata (very low, low, moderate, and above-moderate income) across the city; and (2) how such a plan “affirmatively furthers fair housing” over the next eight years. Berkeley must submit a compliant Housing Element to the California Department of Housing and Community Development (HCD) by January 31, 2023 or risk being ineligible for state grant funding.

Exhibit 1: Berkeley’s Share of Regional Housing Needs Allocation (RHNA) for Sixth Housing Element (2023-2031) Increased Threefold to A Total of 8,934 Residential Units

Income Level	2015-2023 RHNA Units Fifth Housing Element	2023-2031 RHNA Units Sixth Housing Element	% Increase
Very Low (<50% AMI)	532	2,446	460%
Low (50-80% AMI)	442	1,408	319%
Moderate (80-120% AMI)	584	1,416	242%
Above Moderate (>120% AMI)	1,401	3,664	262%
Total	2,959	8,934	202%

AMI = area median income as determined by the U.S. Department of Housing and Urban Development (HUD); available here: <https://www.acgov.org/cda/hcd/documents/2022IncomeandRentLimits.pdf>

Source: Housing Element Update, <https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/housing-element-update>

Significant Sources of State Grant Funding at Risk If City's Housing Element Does Not Comply with State Law. The city is at risk of being unable to access state grant funding for transportation, infrastructure, and housing, including the Infill Infrastructure Grant Program (IIG). We note that competing for the IIG grant is critical to the financing strategy for infrastructure improvements needed for the planned Ashby and N. Berkeley BART station developments.

If Berkeley is found by HCD to have a non-compliant Housing Element, then the ability to receive the following state funding sources would be at risk.¹

State funding programs that require a compliant Housing Element:

- Community Development Block Grant Program
- Infill Infrastructure Grant Program
- Local Housing Trust Fund Program
- Affordable Housing and Sustainable Communities Program
- Permanent Local Housing Allocation Program
- Caltrans Sustainable Communities Grant Program

State funding programs that allocate extra points on the application for a compliant Housing Element:

- Local Partnership Program
- Transit and Intercity Rail Capital Program
- Active Transportation Program
- Solutions for Congested Corridors Program
- HOME Investment Partnerships Program

State Housing and Community Development (HCD) Department Has Found 93 Percent of Southern California Cities to Have Non-Compliant Housing Elements. HCD has already determined that most Southern California cities have submitted a housing element that does not comply with state requirements, either because the plan does not affirmatively further fair housing or because the inventory of housing sites is unrealistic. Of the 197 jurisdictions in the Southern California Association of Governments (SCAG), only 13 have been deemed compliant by HCD, as of May 2022.² HCD specifically commented that many of the housing elements it reviewed were not compliant because:

- The sites included in the Sites Inventory Map were not demonstrated to have a reasonable chance of being developed; and

¹ California Department of Housing and Community Development, Housing Elements, "Background: Why It Matters," <https://www.hcd.ca.gov/housing-elements-hcd>

² Collins, Jeff, "Southern California housing plans contain 'fake sites,' lack analysis, critics say", Orange County Register, <https://www.ocregister.com/2022/05/08/southern-california-housing-plans-contain-fake-sites-lack-analysis-critics-say/>

- The description of how the city would implement Affirmatively Furthering Fair Housing (AFFH), a Housing Element requirement, was not up to standard.³

BACKGROUND ON AFFIRMATIVELY FURTHERING FAIR HOUSING

Affirmatively Furthering Fair Housing Is a Major Requirement of the Housing Element.

A new requirement for housing elements this cycle is Assembly Bill 686 (2018), a state law that mandates jurisdictions affirmatively further fair housing in their housing element so that racially segregated living patterns are replaced by integrated living patterns. The concept of affirmatively furthering fair housing first originated in the federal Fair Housing Act of 1968 and remains an unrealized goal in most communities nationwide, including in Berkeley due to exclusionary zoning practices that date back to 1916.

Single-family zoning was primarily designed to protect the developers and owners of large and expensive homes on the east side of the city, and the developers and owners of factories and railroad property on the west side, according to a Berkeley Planning Journal article.⁴ In the late 1930s, the federal government developed Home Owners' Loan Corporation (HOLC) "Residential Security" maps to rate mortgage-lending risk, creating so-called "yellow-lined" and "red-lined" areas in which communities of color were deemed higher risk for lending and suffered from disinvestment. The result of exclusionary zoning and federal redlining practices was that almost all Asian and Black Berkeleyans lived south of Dwight Way and west of Grove Street (now Martin Luther King Jr. Way).⁵ These racial and economic divides persist today, such as through higher levels of air pollution found in formerly red- and yellow-lined neighborhoods.⁶ **One test of whether our housing element is successful in affirmatively furthering fair housing is to plan for more housing in areas of the city that were not subject to the disinvestment associated with redlining—to affirmatively rezone areas of the city that are east of Martin Luther King Jr. Way and north of Dwight Way.**

To comply with AFFH requirements, HCD suggests jurisdictions do the following: **"Ensure that sites zoned to accommodate housing for lower-income households are not concentrated in lower resource areas and segregated concentrated areas of poverty, but rather dispersed throughout the community, including in areas with access to greater resources, amenities, and opportunity."**⁷

³ Stephens, Josh, "Cities Struggle to Comply with Tougher Housing Element Rules", 14 February 2022, California Planning & Development Report, [3999 \(townofcortemadera.org\)](https://www.townofcortemadera.org)

⁴ Weiss, Marc A. (1986). Urban Land Developers and the Origins of Zoning Laws: The Case of Berkeley Berkeley Planning Journal 3 (1). <https://escholarship.org/content/qt26b8d8zh/qt26b8d8zh.pdf?t=poq62p&v=lg>

⁵ Barber, Jesse, "Redlining: The History of Berkeley's segregated neighborhoods," Berkeleyside, <https://www.berkeleyside.org/2018/09/20/redlining-the-history-of-berkeleys-segregated-neighborhoods>, Sept. 20, 2018

⁶ Zhong, Raymond and Nadja Popovich, "How Air Pollution Across America Reflects Racist Policy From the 1930s, 9 March 2022, <https://www.nytimes.com/2022/03/09/climate/redlining-racism-air-pollution.html?searchResultPosition%3D2&sa=D&source=docs&ust=1657839822025490&usg=AOvVaw2HW7XC0dbIDL0XL0QPzZHy>

⁷ California Department of Housing and Community Development, "Inventory of Suitable Land", <https://www.hcd.ca.gov/inventory-of-suitable-land>

In sum, sites identified to accommodate below-market-rate affordable units should not be concentrated in lower-resource areas of the city. Instead, they should be integrated into higher-resource areas. To select sites for below-market-rate affordable housing, HCD recommends jurisdictions consider factors that are correlated with high-resource areas:

- Proximity to transit;
- Access to high performing schools and jobs;
- Access to amenities, such as parks and services;
- Access to health care facilities and grocery stores;
- Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding;
- Proximity to available infrastructure and utilities;
- Sites that do not require environmental mitigation;
- Presence of development streamlining processes, environmental exemptions; and
- Other development incentives.⁸

*“Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, **replacing segregated living patterns with truly integrated and balanced living patterns**, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development” (emphasis added).*
—California Government Code § 8899.50, subd. (a)(1)¹

Researchers Found Berkeley’s Housing Patterns in Fifth Cycle Housing Element (2015-2023) Reinforced Historic Patterns of Racial Segregation and Disinvestment. Researchers at the UCLA Lewis Center for Regional Studies who study housing element law developed a tool known as the AFFH Sites Score to measure how well cities are doing in affirmatively furthering fair housing.⁹ The AFFH Sites Score is measured on a scale of -1 to 1, assessing whether a city is promoting affordable housing in high-income areas or if they are relegating affordable housing to low-income areas. A score of -1 indicates that all affordable housing sites are located in the lowest-income neighborhoods, a score of 0 represents the status quo (i.e., an equal distribution of affordable housing sites across the city), and a score of 1 indicates all affordable housing sites are located in the highest-income neighborhoods. It follows that a positive score (greater than 0) signifies that a community is successful in its efforts to locate

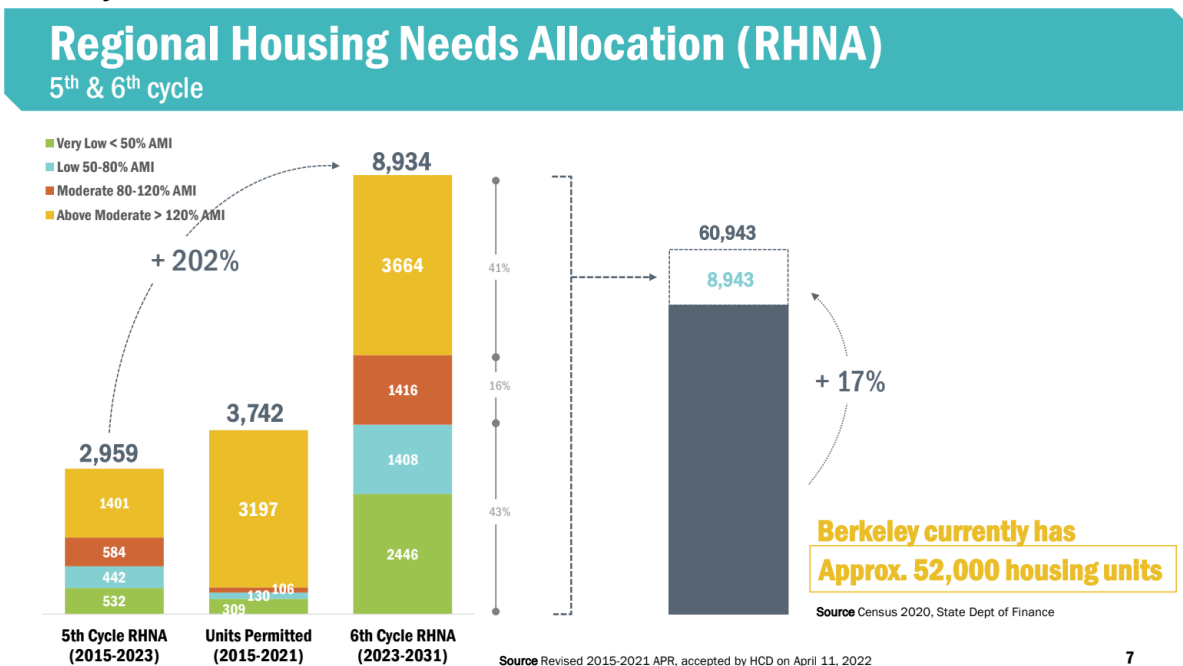
⁸ California Department of Housing and Community Development, Memorandum, 10 June 2020, https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

⁹ Monkkonen et al, “Do cities’ Housing Element sites Affirmatively Further Fair Housing? The AFFH Sites Score”, University of California (Los Angeles, Berkeley, and Davis), <https://www.lewis.ucla.edu/wp-content/uploads/sites/17/2021/05/AFFH-Sites-Score.pdf>

more affordable housing in higher-income areas, and a negative score (less than 0) means that a community is failing in its efforts to site more affordable housing in higher-income areas. Berkeley's Fifth Cycle AFFH Sites Score is -0.55,¹⁰ indicating that our community has located more affordable housing in lower-income areas; that is, our housing patterns reinforce historic patterns of racial segregation and disinvestment. Our Sixth Cycle Housing Element presents an opportunity for our city to plan for more affordable housing in higher-income areas.

Berkeley Has Not Met Fifth Cycle Housing Element Targets for Below-Market-Rate Affordable Housing . . . Berkeley has made insufficient progress in meeting its Regional Housing Needs Allocation (RHNA) goals for the current fifth cycle (2015-2023) for below-market-rate affordable housing. Affordable housing is housing for those with income levels that are very low (<50% Area Median Income), low (50-80% AMI), and moderate (80-120% AMI). Through 2021, the city has fulfilled just 35 percent of its target for very low, low, and moderate income units, and more than 225 percent of its target for above-moderate income (i.e., market-rate) housing, as shown in Exhibit 2. Given that Berkeley has not met its RHNA goals for below-market-rate affordable housing for the fifth cycle and the sixth cycle is even more ambitious, it appears unlikely that Berkeley will achieve its sixth cycle RHNA goals without specific and purposeful rezoning policies.

Exhibit 2: Berkeley Has Not Met Below-Market-Rate Affordable Housing Targets In Fifth RHNA Cycle



Income Level	Fifth Cycle RHNA Goals	Sixth Cycle RHNA Goals
Very low <50% AMI	532 (309 permitted)	2,446
Low 50-80% AMI	442 (130 permitted)	1,408

¹⁰ Monkkonen, Paavo, Associate Professor of Urban Planning and Public Policy, UCLA, Panel, California Association of Realtors, 21 October 2021.

Moderate 80-120% AMI	584 (106 permitted)	1,416
Above Moderate >120% AMI	1,401 (3,197 permitted)	3,664
TOTAL	2,959	8,934

Source: Planning Commission #3, “Housing Element Update: Preliminary Sites Inventory & Housing Programs”, 04 May 2022, Slide 7. https://berkeleyca.gov/sites/default/files/documents/2022-05-04_HE_PC_SitesPoliciesPrograms_PPT.pdf

... Despite Investing Significant Resources Through Bond and Other Local Funds. In 2018, Berkeley voters approved the Measure O Affordable Housing Bond that provides \$135 million for funding below-market-rate affordable housing. According to a December 2019 staff report on affordable housing funding allocations, \$71.4 million in local funds (including Measure O bond proceeds) were used to fund the development of a total of 430 units of below-market-rate affordable housing, equating to an average local public subsidy of \$166,000 per unit. The full cost of developing a unit of below-market-rate affordable housing is about \$725,000, meaning that multiple additional funding sources are needed to supplement the local public subsidy of \$166,000 on average.¹¹ These figures suggest that funding the creation of all of the below-market-rate affordable housing for the sixth RHNA cycle would cost roughly \$875 million in local public subsidy alone (\$166,000 x 5,270 below-market-rate units). It is therefore not a fiscally sustainable strategy to attempt to meet our sixth RHNA cycle below-market-rate targets without significant rezoning, which would unlock inclusionary units in otherwise market-rate developments and/or provide funds through the affordable housing mitigation fee to be reinvested in affordable housing projects.

City Council Unanimously Approved Zoning Concepts for Housing Element, Including Accommodating Growth on Transit and Commercial Corridors. On March 25, 2021, the City Council unanimously referred to the City Manager zoning concepts to be considered for the development of our Sixth Cycle Housing Element.¹² One of the key zoning concepts cited in the referral is to prioritize growth along transit and commercial corridors. Transit and commercial corridors are defined as corridors with an existing rail station or bus stop with peak service frequency of 15 minutes or less, with the benefits of prioritizing transit corridors described as incentivizing people to utilize public transit and reduce vehicle miles traveled.

COMMENTS ON SIXTH CYCLE HOUSING ELEMENT DRAFT

Current Draft Housing Element Identifies Most Sites in Lower-Income Areas. Nearly two-thirds of the housing sites proposed in the sites inventory are located in West and Central Berkeley, including in formerly redlined and yellow-lined neighborhoods. In the highest-

¹¹ Bay Area Council Economic Institute, “How Much Does it Cost to Construct One Unit of Below Market Housing in the Bay Area?”, <http://www.bayareaeconomy.org/how-much-does-it-cost-to-produce-one-unit-of-below-market-housing-in-the-bay-area/#:~:text=In%202019%2C%20the%20average%20construction,of%20below%20market%20rate%20housing>

¹² “Initiation of Public Process and Zoning Concepts for 2023-2031 Housing Element Update”, City Council Referral, 25 March 2021, Vice Mayor Droste, Mayor Jesse Arreguín, Councilmember Rashi Kesarwani and Councilmember Terry Taplin

resourced area of Northeast Berkeley—where single-family zoning was historically used to exclude racial minorities by banning lower-cost multi-unit housing types—just 2 percent of total housing capacity is located. This housing pattern directly violates the principle of affirmatively furthering fair housing and instead, reinforces historic housing patterns that are predicated on racial segregation. One of the primary opportunities to undo this harmful pattern is to rezone to allow for greater housing capacity along the transportation and commercial corridors of Northeast Berkeley, including Solano Avenue and Shattuck Avenue. The City of Berkeley’s Opportunity Map¹³ also includes the Hillside Overlay Zone and the Elmwood District among the highest-resource areas. Wildfire risk should be taken into account when planning for housing in the residential Hillside Overlay Zone. The commercial corridor of College Avenue in the Elmwood District can and should be grouped with Solano Avenue and Shattuck Avenue as a highest-resourced commercial corridor that should be rezoned to accommodate greater housing capacity. As it stands, per Exhibit 3, very few likely and pipeline sites have been identified in these three highest-resourced commercial corridors. Rezoning these three corridors aligns with the zoning concepts referred to the City Manager in March 2021 and would achieve the goal of affirmatively furthering fair housing. It is not clear why the draft housing element has not proposed to change the zoning on commercial and transit corridors in the highest-resourced areas of the city in order to undo the harmful racist housing patterns of the past and allow the development of multi-unit housing in these areas.¹⁴ Today, these corridors allow for a maximum zoned height of only two to three stories, while being among the highest-resourced areas of the City. Without a change in zoning, affordable housing will not be built in these historically white and exclusionary parts of Berkeley. Rezoning these three commercial corridors, in particular, for higher density housing—to enable affordable housing and larger multi-unit developments—should be explicitly stated as a policy goal in our Sixth Cycle Housing Element.

Exhibit 3: Most Proposed Housing Sites are in West and Central Berkeley

Region of Berkeley	TCAC Opp Categories	Income Distribution			Total Capacity (Proposed RHNA units)	Total Capacity %
		Lower	Moderate	Above Moderate		
Northeast Berkeley	High/Highest	101	35	190	326	2%
West Berkeley	Moderate/High	1,274	682	1,644	3,600	23%
Central Berkeley	Moderate/High	1,371	1,612	3,467	6,450	42%
South Berkeley	Moderate (Rapidly Changing)/High	270	318	860	1,448	9%
Southeast Berkeley	Low/Moderate/High/Highest	1,435	316	1,752	3,503	23%
TOTAL		4,451	2,963	7,913	15,327	100%

TCAC = Tax Credit Allocation Committee; RHNA = regional housing needs allocation.

¹³ 2022 TCAC/HCD Opportunity Map, <https://belonging.berkeley.edu/2022-tcac-opportunity-map> (see Appendix B)

¹⁴ City of Berkeley Housing Element - Public Draft, Sites Inventory Map, [City of Berkeley Housing Element Update - Public Draft | Raimi + Associates \(konveio.com\)](#) (see Appendix A)

Source: City of Berkeley, Draft Housing Element, Table E-1, [Appendix E AFFH](#), pgs. 8-9

Note: Total RHNA units exceeds 8,934 because the sites inventory demonstrates Berkeley has the capacity for more units without rezoning, in addition to it being unlikely every site in the inventory is built.

Highest-Resource Areas Provide Greater Opportunities for Low-Income Families. Living in higher-resourced areas—as measured by education levels, employment levels, proximity to jobs and other amenities, median home value, and pollution—is linked to improved life outcomes for low-income families, particularly children.¹⁵ Research shows that the neighborhood in which you grow up does not simply correlate with—but *causes*—improved educational and economic outcomes in adulthood.¹⁶ Researchers found that the federal Housing and Urban Development Moving to Opportunity experiment in the 1990s created a boost in lifetime earnings of about \$302,000 (31 percent more) for children who moved to high-opportunity neighborhoods when compared to children who did not. The children who moved were also more likely to attend college. Girls raised in better neighborhoods were found to be more likely to grow up to marry and live in better neighborhoods as adults. This suggests lasting positive intergenerational effects: the grandchildren of the parents who moved to better neighborhoods are more likely to be raised by two parents, enjoy higher family incomes, and spend their entire childhood in better neighborhoods. A more recent 2019 Seattle Housing Authority experiment found a similar boost in lifetime earnings as a result of low-income families moving to high-opportunity neighborhoods.

Rezoning Highest-Resourced Commercial Corridors Can Help to Meet Targets for Below Market Rate Housing That Would Not Be Met Otherwise. Berkeley is currently significantly behind on its fifth cycle RHNA target for below-market-rate affordable housing. If trends continue, we will also fall behind on affordable housing units in the sixth cycle, as Berkeley’s sixth cycle target is more than three times the fifth cycle target. To meet the sixth cycle RHNA goals, the likely and pipeline housing sites identified in the sites inventory must be built in addition to many of the opportunity housing sites listed (see Exhibit 4). It is unrealistic to presume that many of the opportunity sites will be developed, as many are in use as commercial spaces currently. Berkeley is likely to not meet its sixth cycle RHNA targets for below-market-rate affordable housing without zoning changes that serve a twofold purpose to (1) increase the likelihood of development and (2) increase the number of housing units that are created. If this occurs, zoning changes will, in turn, lead to more affordable housing units because developers are required to allocate 20 percent of units for affordable housing or pay an in-lieu fee (\$39,746 per unit if paid at issuance of certificate of occupancy or \$36,756 if paid at building permit issuance)—funding that goes towards affordable housing projects in the city.¹⁷

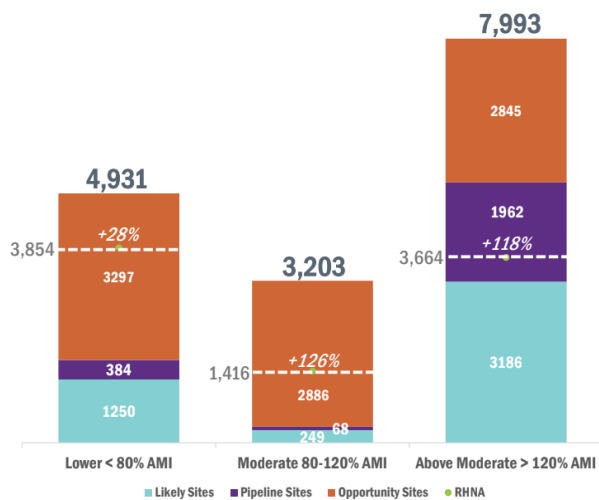
¹⁵ California Fair Housing Task Force, “Methodology for the 2022 TCAC/HCD Opportunity Map”, December 2021, <https://belonging.berkeley.edu/2022-tcac-opportunity-map>, p. 6.

¹⁶ Wolfers, Justin, “Why the New Research on Mobility Matters: An Economist’s View,” *The New York Times*, <https://www.nytimes.com/2015/05/05/upshot/why-the-new-research-on-mobility-matters-an-economists-view.html>, May 4, 2015

¹⁷ City of Berkeley, Affordable Housing Requirements for Developers, <https://berkeleyca.gov/construction-development/permits-design-parameters/design-parameters/affordable-housing>

Exhibit 4: Meeting Berkeley’s Below-Market-Rate Affordable Housing RHNA Target Means Opportunity Sites Must Be Developed, Which Appears Unlikely

Meeting the RHNA



<i>To meet the 6th cycle RHNA goals, Berkeley must build... (in housing units)</i>			
	Lower (<80% AMI)	Moderate (80-120% AMI)	Above Moderate (>120% AMI)
Likely	1,250	249	3,186
Pipeline	384	68	478
Opportunity	2,220	1,099	0
TOTAL	3,854	1,416	3,664

AMI = area median income as determined by the U.S. Department of Housing and Urban Development (HUD); available here: <https://www.acgov.org/cda/hcd/documents/2022IncomeandRentLimits.pdf>
 Note: A likely site is a project that has been entitled since 2018. A pipeline site includes a submitted application currently under review as well as anticipated project sites based on city staff input. An opportunity site includes vacant or underutilized sites with the potential for near-term development (including some sites used in the fifth cycle housing element but remain available for development).¹⁸
 Source: Planning Commission #3, “Housing Element Update: Preliminary Sites Inventory & Housing Programs”, 04 May 2022, Slide 13. https://berkeleyca.gov/sites/default/files/documents/2022-05-04_HE_PC_SitesPoliciesPrograms_PPT.pdf

Rezoning Highest-Resource Commercial Corridors Aligns with Affirmatively Furthering Fair Housing. To affirmatively further fair housing in line with AB 686, sites identified to accommodate below-market-rate affordable units should be placed in the higher-resourced areas of the city. Currently, the sites inventory identifies more housing sites in West and Central Berkeley, as opposed to the highest-resourced areas of the city.

¹⁸ City of Berkeley Housing Element - Public Draft, Sites Inventory Map, Appendix C Sites Inventory, <https://raimi.konveio.com/city-berkeley-housing-element-update-public-draft>

City Should Review Sites Inventory for Infeasible Sites. Berkeley’s housing element draft sites inventory identifies many more opportunity sites as compared to likely and pipeline sites. A number of the identified opportunity sites are unrealistic, and while other letters and public comment may echo my thoughts or provide more comprehensive comments, I wanted to share a few of the sites I am concerned are not realistic:

- Climbing gym at the old Walgreens at 1607 Shattuck Avenue
- Monterey Market and parking lot at 1550 Hopkins Street
- Multiple Andronico’s and CVS stores are included, but others, such as Whole Foods (Telegraph and Ashby) and Safeway (Shattuck and Rose) are not. It is unclear why some of these existing functioning grocery stores are opportunity sites for housing and others not.

RECOMMENDATION

Revise Housing Element to Include Plan for Rezoning Commercial Corridors in Highest-Resource Areas. The housing element is our city’s plan for housing at all income levels for the next eight years. If we do not take major steps now to affirmatively further fair housing, specifically by rezoning the highest-resourced commercial and transit corridors to allow more dense housing, we risk violating state law and continuing the pattern of not meeting our RHNA target for below-market-rate affordable housing. Rezoning the highest-resourced commercial and transit corridors—Solano Avenue and Shattuck Avenue in Northeast Berkeley and College Avenue in the Elmwood District—is a step towards truly integrating our city and reversing the housing pattern of racial segregation through exclusionary zoning.

I thank the Planning Staff and consultants for all of your work in preparing the draft housing element and look forward to reviewing your next update.



July 14, 2022

To: Jordan Klein, Director of Planning & Development

Alene Pearson, Deputy Director of Planning

Grace Wu, Senior Planner, Land Use Planning Division

Raimi + Associates

Mayor Jesse Arreguin

Councilmember Rashi Kesarwani

Councilmember Terry Taplin

Councilmember Ben Bartlett

Councilmember Kate Harrison

Councilmember Sophie Hahn

Councilmember Susan Wengraf

Councilmember Rigel Robinson

Councilmember Lori Droste

Cc: David Zisser, Assistant Deputy Director, HCD

Melinda Coy, Land Use and Planning Manager, HCD

RE: Comments on the Affordable Housing Components of the City of Berkeley's 6th Cycle Draft Housing Element

Dear Planning Staff, Consultants, Mayor Arreguin and City Councilmembers,

Thank you for the opportunity to comment on Berkeley's Draft Housing Element. East Bay Housing Organizations (EBHO) is a member-driven organization working to preserve, protect, and create affordable housing opportunities for low-income communities in the East Bay by educating,



advocating, organizing, and building coalitions across Alameda & Contra Costa Counties. Many of our 400+ individual and organizational members live, work, and provide affordable homes in Berkeley.

We appreciate the tremendous work by City staff over the past few years to bring the Housing Element update to this point, including work to maximize affordability for the Ashby and North Berkeley BART station Transit-Oriented Development (TOD) developments and exploring an

affordable housing overlay, as well as Tenant Opportunity to Purchase Act (TOPA), and right to return policy.

We offer our comments with the hope that the City will incorporate them to produce a final document that moves the City in the direction of significant progress to achieve housing justice and meet all of the City's current and future housing needs, with a focus on its extremely low, very-low and low income needs. As depicted in Table 1 in Appendix D, the City has **built seven above-moderate income housing units** for every one unit of affordable housing (very low and low-income) over the past 7 years, despite a Regional Housing Needs Allocation (RHNA) goal of one unit of lower income housing for every 1.4 units of above moderate-income housing. We would like to emphasize the City's responsibility to advance programs and policies to address this imbalance, and identify new resources and funding to expand affordable housing production and affirmatively further fair housing for low-income communities and communities of color. We hope to continue to collaborate with the City to make Berkeley a place for all to afford to call home, regardless of income and background.



Affirmatively Furthering Fair Housing

We are glad to see the analysis in Appendix E, and the breadth of the connection between the assessment and the housing element itself, as required by AFFH requirements in state law. Particularly, we appreciate the organization of Table E-53 on Page 142 of Appendix E, that outlines the City's current anti-displacement policies and programs into the Three P's framework. It is encouraging that the City has implemented many of the Urban Displacement Project's local government best practices, and we urge the City to overlay the policies and programs in this table with the key recommendations from the 2022 report by the Anti-Eviction Mapping Project, to better strategize for further policies and programs that produce, preserve, and protect affordable housing opportunities for all. Berkeley's history of redlining has disproportionately affected Black and Brown communities and today these communities are most at-risk of displacement. It is imperative that we add new policy responses, such as the Affordable Housing Preference Policy and TOPA Ordinance policies focused on new affordable housing development.

Site Inventory

The City's proposed site inventory raises a number of concerns, with respect to how the information is provided in the draft and the lack of potential tax-credit scoring towards the feasibility of sites.

Primary Recommendations

- Remove sites, particularly opportunity sites from the site inventory that have a negligible probability of development over the next RHNA cycle, particularly given that the City considers its capacity to be able to fully



accommodate the RHNA without rezoning in the 6th cycle.

- Perform an analysis of potential tax-credit scoring towards lower-income sites identified in Table C-10 in Appendix C.
- Ensure that the opportunity sites identified are distributed throughout the jurisdiction under Affirmatively Furthering Fair Housing law. We appreciate the City's consideration of methodologies to evaluate fair housing distribution, such as TCAC opportunity arrears and mapping data from HCD and the Urban Displacement Project.
- Provide a series of maps for each council district or planning area, to allow for accessibility and greater interaction with the map. This would be helpful to allow for more interaction and analysis of the maps, as the singular site inventory map on Page 111 is set to a more challenging scale to interact with.

Programs & Policies

We strongly support many of the diverse set of policies across production, preservation, protection, and preventing and ending homelessness.

EBHO supports Housing Program 3 to revise and improve the Citywide Affordable Housing Requirements (AHR) to enhance the effectiveness of the programs in delivering affordable housing, especially for extremely low-income households. We believe it is critical that the proposed changes to the AHR are revised in a conscious way to avoid any unintended adverse impacts to current tenants, including sudden shocks in rent and displacement. We also support the other proposed changes, including incentivizing extremely low-income units by offering low-income units to voucher holders prior to



other income-eligible households, establishing a per-square-foot in-lieu fee, and adding land dedication as an alternative to providing onsite units. We appreciate the diversity in the proposed changes to the AHR and strongly believe they are all beneficial to reach the greater goals of delivering more affordable housing.

Furthermore, EBHO supports Housing Program 6 and the specific actions listed to assist in preserving deed-restricted housing and ensuring long-term affordability. We particularly support the Small Sites Program and consider it as a valuable effort among acquisition and rehabilitation preservation strategies, and urge the City to make strong efforts to identify funding sources for the Small Sites Program and other programs to acquire and preserve affordable housing. In a supplementary way, the City should look to identify new funding for financial and technical support for community land trusts (CLTs), tenant councils, and cooperatives to support new models for permanent affordability.

In addition to funding for preservation, we support Housing Program 4, the Housing Trust Fund (HTF), and actions listed to fund a minimum of 500 units of nonprofit affordable housing and a minimum of 35% affordable housing at Ashby & North Berkeley BART stations. One of the biggest barriers to creating and preserving affordable homes in Berkeley is the lack of money in the HTF, and the City must continue to take further tangible actions that can help generate ongoing revenue for the HTF. We are glad to see the City's identification of the lack of private investment as a high priority in response to patterns of segregation in the South Berkeley areas in E3.2 of Appendix E. We request that the City be more specific in what types of "additional grants to fund affordable housing" will be pursued in the next cycle. We also appreciate the City's interest to seek a potential General Obligation bond for



affordable housing and infrastructure, as well as a vacancy tax, both of which we strongly support and urge the City to pursue and include in the Housing Element.

In addition to funding, Berkeley can have a positive impact on increasing the supply of affordable homes through policies that prioritize residents and community development organizations over corporate and/or outside investors in the real estate market. **Therefore, we're glad to see the inclusion of a Tenant Opportunity to Purchase Act (TOPA) in Housing Program 33.** We recommend the City supplement the specific actions identified, by committing to bring the TOPA ordinance before the City Council for adoption within the first six months of the housing element, given the work and advocacy over the past several years towards TOPA.

Through the 6th Cycle Housing Element Update, Berkeley is required to assess the housing needs of low-income households and identify specific strategies to conserve and improve affordable housing stock and Affirmatively Further Fair Housing (AFFH). TOPA/COPA is a crucial preservation strategy that would help Berkeley meet those obligations.

In addition to newly identified programs in development to address homelessness and support unhoused residents identified in Housing Programs 25 and 27, we recommend the City continue to work with and expand partnerships with faith-based groups and other organizations to establish safe, legal places for unhoused residents living in RVs and other vehicles to park.

Overall, we appreciate the clarity and organization of the goals and policies, particularly the identification of specific actions, funding sources, and the



East Bay Housing Organizations

connections the policies have to AFFH. We encourage the City to be even more concrete in identifying certain dates (e.g., for HP 5, the Affordable Housing Overlay, which states that the City will “explore feasibility and effectiveness”, we’d suggest to include more definitive language, such as “the *City Council will receive informational reports on X and X dates*”, and to plan to adopt the policy by 2026, as is written currently. This way, the dates may serve as benchmarks for the City to best analyze and be accountable to, as to whether a program is on track throughout the eight-year cycle.

We thank you, again, for the opportunity to comment on Berkeley’s Draft Housing Element and we look forward to reading your responses to the comments and recommendations made throughout this letter as part of your submission of the Draft Housing Element to HCD.

UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA

Carpenters Local 713, Alameda County

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July 14, 2022

City of Berkeley
Attn: Department of Planning and Development
1947 Center St, 3rd Floor
Berkeley, CA 94704
Via Email: HousingElement@cityofberkeley.info

Re: City of Berkeley Housing Element Update

To Whom It May Concern,

Please accept these comments on the above referenced Housing Element Update on behalf of the members of Carpenters Local 713, which represents working men and women in the city of Berkeley and Alameda County. We appreciate the opportunity and look forward to working together on this important endeavor.

To meet the urgent need for housing units outlined in the State's Regional Housing Needs Allocation (RHNA), as well as the policy goals outlined in the City of Berkeley Housing Element, it is vital that the City of Berkeley support efforts to build the local construction workforce. Local 713 has long been at the forefront of training the next generation of construction workers, opening pathways to the industry for diverse and traditionally underserved populations, and embracing new technologies and delivery methods to expedite the construction of much needed housing.

Currently, neither Alameda County nor the City of Berkeley have enough skilled, highly productive residential construction workers to build the nearly 9,000 units that the city of Berkeley is supposed to produce over an 8 year time period.¹ This is itself an over 200 percent increase from the prior Housing Element cycle's RHNA goals.² However, as the housing crisis in our communities has continued to deteriorate in recent years, the number of workers employed in residential building construction in Alameda County has actually decreased by 18% since 2004.³ A continuously shrinking residential construction workforce cannot build 9,000 units of housing in 8 years.

¹ Page 104: [City of Berkeley Housing Element Update - Public Draft | Raimi + Associates \(konveio.com\)](#)

² Page 43: [2015-2023 Berkeley Housing Element FINAL.pdf | Powered by Box](#) (Prior cycle's RHNA goals = 2,959)

³ QCEW data: Difference between 2004 employment and 2020 (latest available) in Private NAICS 2361 Residential building construction for All establishment sizes in Alameda County, California, NSA

To support the policy goals of the Housing Element, Local 713 is requesting that the City add local hire and apprenticeship requirements to the General Plan and Housing Element for all residential construction projects larger than 10 units. The standards Local 713 is proposing in this comment letter would help to ensure greater benefits for the broader community, help ensure that construction labor needs are met, and guarantee that new residential development projects within the City are making needed investments in the region's skilled construction industry workforce.

The City Should Bar Issuance of Building Permits Unless Each Future Residential Development of 10 units or Above has a Viable Apprenticeship Program and Local Hiring Requirements

The Carpenters propose the following additions to the Municipal Code of the City of Berkeley, for any residential project larger than 10 units

Permitting requirements in the Municipal Code of the City of Berkeley.

A person, firm, corporation, or other entity applying for a building permit under the relevant section of the Municipal Code of the City of Berkeley, California shall be required to comply with the apprenticeship, healthcare, and local hire requirements of the Housing Element and General Plan. Failure to comply with the requirements set forth in this section shall be deemed a violation of this article.

Apprenticeship:

For every apprenticeable craft, each general contractor and each subcontractor (at every tier for the project) will sign a certified statement under penalty of perjury that it participates in a Joint Apprenticeship Program Approved by the State of California, Division of Apprenticeship Standards OR in an apprenticeship program approved by the State of California Division of Apprenticeship Standards that has a graduation rate of 50% or higher and has graduated at least thirty (30) apprentices each consecutive year for the five (5) years immediately preceding submission of the pre-qualification documents. The contractor or subcontractor will also maintain at least the ratio of apprentices required by California Labor Code section 1777.5.

Local Hire Policy:

Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within Alameda county within 180 days of the expected date of issuance of the Notice to Proceed for the project.

While there has been a remarkable economic expansion in Berkeley since 2010, rising inequality and displacement adds to the City’s affordability crisis and threatens to undermine the region’s strong economy. The City of Berkeley Housing Element notes that, currently, there is a “lack of construction workers that can afford to live in the region.”⁴ Despite this admission, there are currently no clearly defined policy antidotes to remedy this labor shortage. Instead of encouraging and accommodating the local construction workforce needed to build much-needed housing, current projections for our metropolitan area foresee that precarious, low-wage forms of employment, such as in food courier delivery, will far outpace employment growth in residential construction between now and 2028.⁵ Policies that require the utilization of apprentices and a local construction workforce will, however, help counteract such trends. In tandem with programs currently operational by Local 713 outlined below, such policies will help improve local access to the type of living wage job the community needs, and also help ensure that the City meet the goals of its Housing Element.

Local 713 has implemented many programs that will enable the City to meet the General Plan and Housing Element goals. These programs include a robust Joint Apprenticeship Training Committee, vigorous utilization of apprentices in the City of Berkeley, healthcare coverage for all members and their families, and innovation within the construction industry.

Joint Apprenticeship Training Committees (JATC’s), such as the Carpenters Training Committee for Northern California (CTCNC), are a proven method of career training built around a strong partnership between employers, training programs and the government. This tripartite system is financially beneficial not only for the apprentice, but is a major benefit for the employer and the overall economy of the City of Berkeley. The CTCNC monitors current market conditions and adjusts the workflow of apprentices to meet the needs of the community, heading off any shortage of skilled workers. History has demonstrated that strong utilization of apprentices throughout the private sector helped California builders produce millions of units of housing.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

Employer-paid health insurance plans for our members and their families provides preventative services to stay healthy and prevent serious illness. Timely care reduces the fiscal burden for our members and their families, and significantly reduces the utilization of safety-net programs administered by the City of Berkeley and Alameda County.

⁴ Page 102: [City of Berkeley Housing Element Update - Public Draft | Raimi + Associates \(konveio.com\)](#)

⁵ EDD Long-Term Industry Employment Projections, Oakland-Hayward-Berkeley (2018-28): Couriers and Messengers (+28.4%) vs. Residential Building Construction (+11.4%). <https://data.edd.ca.gov/Employment-Projections/Long-Term-Industry-Employment-Projections/sp6i-jezb/data>.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides City of Berkeley residents housing sooner. Local 713 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career.

Local 713 is in a unique position to address many of the key ideas outline in the City of Berkeley Housing Element Update. By investing in the training and utilization of apprentices, performing outreach to ensure that the workforce closely mirrors the demographics of our local community, providing employer-paid healthcare for our members and their families, and promoting innovation in the residential construction sector, Local 713 is prepared to assist in closing the affordability gap in the City of Berkeley and the Bay Area. We look forward to engaging City staff and elected leaders as the Housing Element moves forward and working cooperatively to bridge the needs of the City with the skills and tools of Local 713.

Dear Director Klein,

I want to thank you and your dedicated team in the Planning Department for all the hard work devoted to Berkeley's Housing Element Update. This letter lays out some of my concerns regarding the draft Element that is up for review.

As you know, Title VIII of the Civil Rights Act of 1968 requires Berkeley to take "meaningful actions" to "overcome patterns of segregation and foster inclusive communities" when designing its housing plans and policies. California's AB 686 further codified these requirements into state Housing Element law in 2018, requiring that cities "address significant disparities in housing needs and in access to opportunity, replacing segregated patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

I am concerned that the draft Element does not meet these requirements both as a legal and ethical matter. As we all know, single-family zoning was explicitly designed to enforce segregation by race and class, excluding Black households like my own from living in wealthier, whiter neighborhoods with more public investment and economic opportunity. Currently, the draft Element significantly overlooks feasible opportunities to reverse these trends, by continuing to concentrate higher-density multifamily apartments, as well as nearly all subsidized housing, along commercial corridors, and primarily in South and West Berkeley.

According to maps developed by UC Berkeley's Urban Displacement Project, census tracts in South and West Berkeley are either "undergoing gentrification" or experiencing "advanced gentrification" while tracts in North Berkeley and the Elmwood neighborhoods are either "becoming exclusive" or at an "advanced" stage of exclusion (see Figure 1 below). It is worth noting that some of the areas in North Berkeley identified as "Stable/Advanced Exclusive" are west of the Hillside Overlay, indicating that heightened wildfire risk is not a major consideration for permitting more dense multifamily housing.

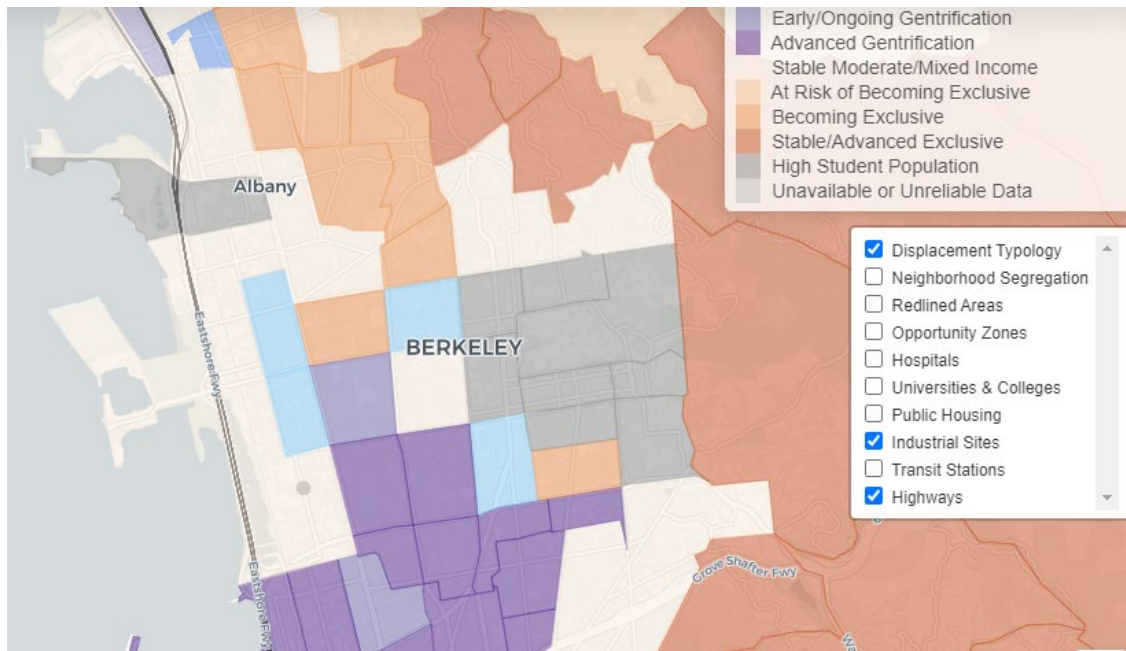


Figure 1. Mapping Displacement, Gentrification, and Exclusion in the San Francisco Bay Area. (Chapple et al, 2017)

Furthermore, North Berkeley and the Elmwood neighborhood are among several Racially Concentrated Areas of Affluence identified in maps recently published by California’s Department of Housing and Community Development (HCD) (see blue shaded areas in Figure 2 below).

Neighbors in District 2, where West Berkeley homes were once redlined by mortgage providers and federal housing authorities, have consistently expressed concerns to me that all new development is being concentrated along the San Pablo Corridor, while more affluent neighborhoods remain untouched. I therefore must urge you to expand the potential for multifamily projects with inclusionary housing, including projects qualifying for state density bonuses, throughout higher-opportunity neighborhoods in North and Southeast Berkeley.

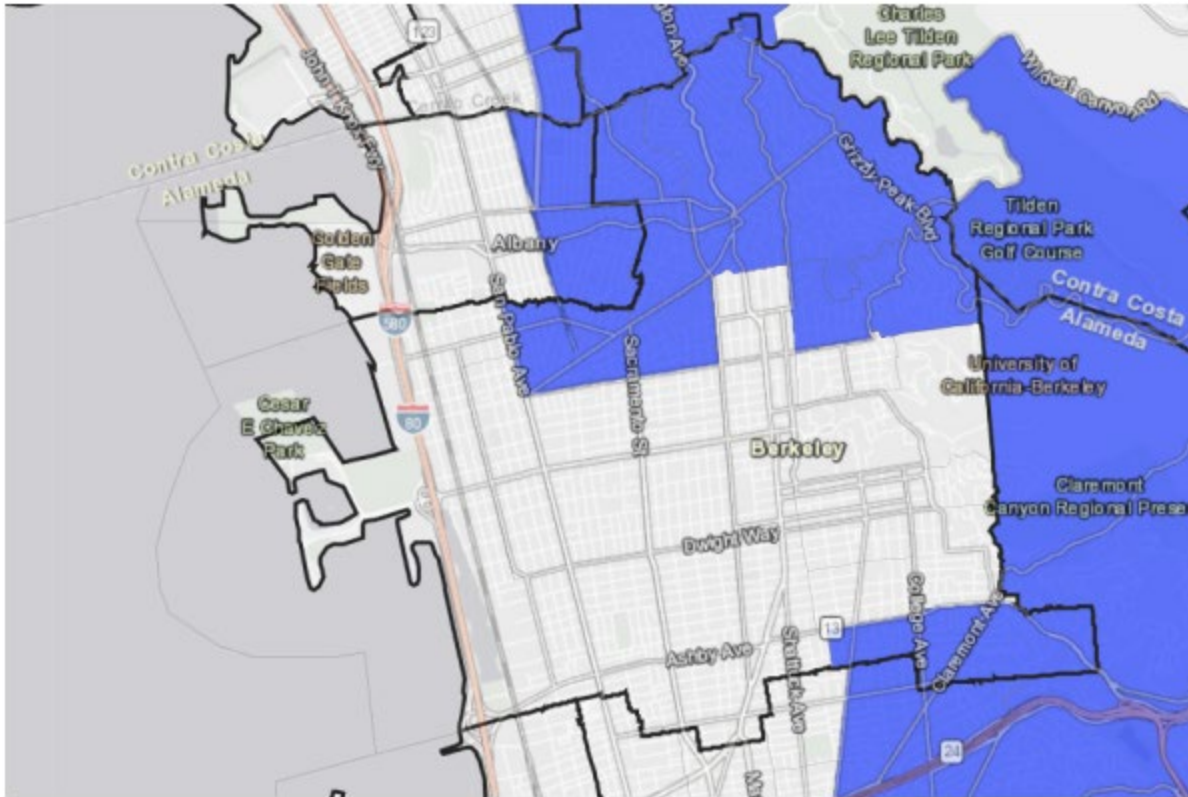


Figure 2. HCD Racially Concentrated Areas of Affluence map (2022)

The Berkeley City Council approved several measures to advance the goal of Affirmatively Furthering Fair Housing in our city, particularly with regard to equitable geographic distribution of affordable housing for low-income households. For example, on November 9, 2021, the City Council unanimously approved my referral to include a citywide Affordable Housing Overlay (AHO) for 100% Below Market-Rate projects to receive ministerial approval and greater allowable Floor-Area Ratio (FAR), among other incentives.

I am proud of the initial steps we have taken, but I believe this draft element must be significantly revised to achieve the goals we have set out for the 6th Cycle Update. Critically, historically exclusive single-family neighborhoods must be rezoned-- not just for higher density multifamily housing along commercial corridors, but for moderate density 'missing middle' housing tucked into residential neighborhoods as well.

Thank you for your time and attention to this important matter.