

HOUSING ELEMENT UPDATE

6th Cycle 2023-2031

Community Workshop #3 Draft Housing Element Open House

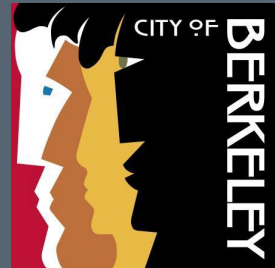
June 29, 2022



Please take the live poll!

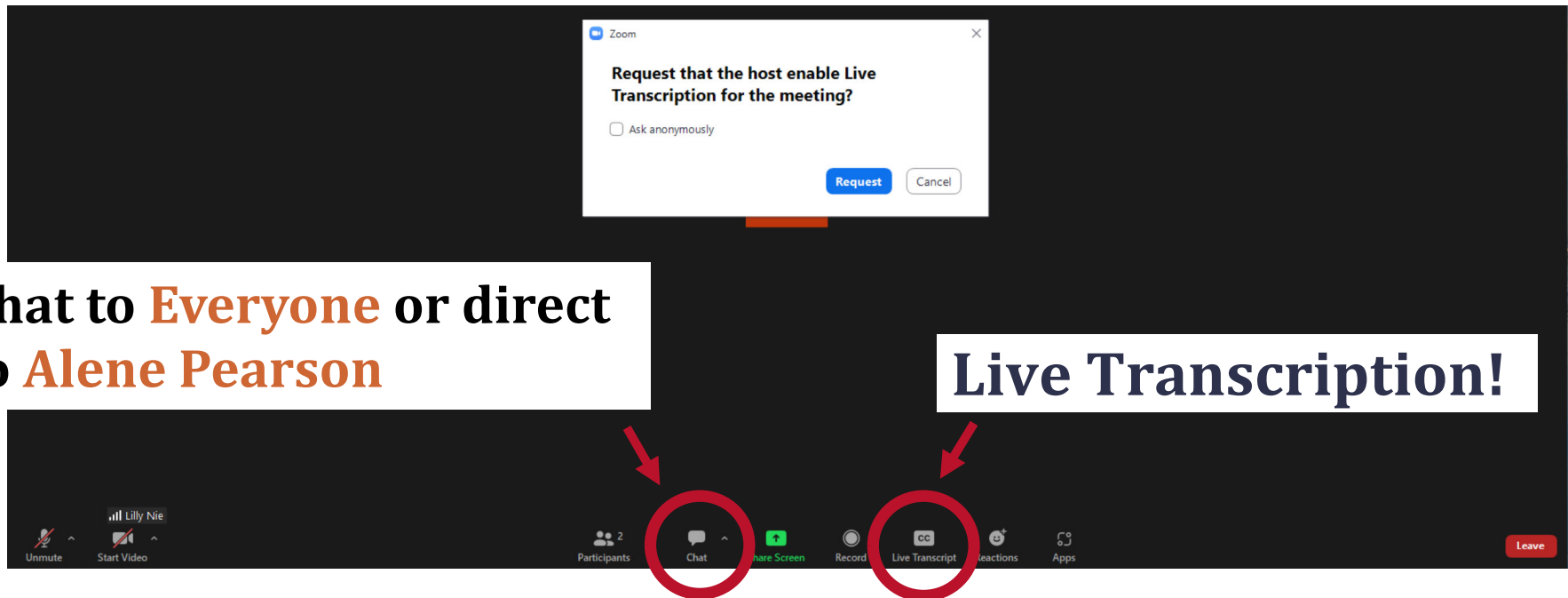
www.menti.com/pe17ng36mc

or go to [menti.com](https://www.menti.com) and enter code **3054 1185**



WELCOME!

ZOOM Logistics



Zoom Host lilly@raimiassociates.com

AGENDA

I. DRAFT HOUSING ELEMENT UPDATE

1. Housing Element Overview
2. Draft Housing Element
3. City Housing Programs

II. HOUSING SITES INVENTORY

1. Sites Inventory
2. Affirmatively Furthering Fair Housing (AFFH)

III. OBJECTIVE STANDARDS – MIDDLE HOUSING

IV. OPEN HOUSE BREAKOUT ROOMS

LIVE POLL!

Open a web browser
(on a phone or in another window)

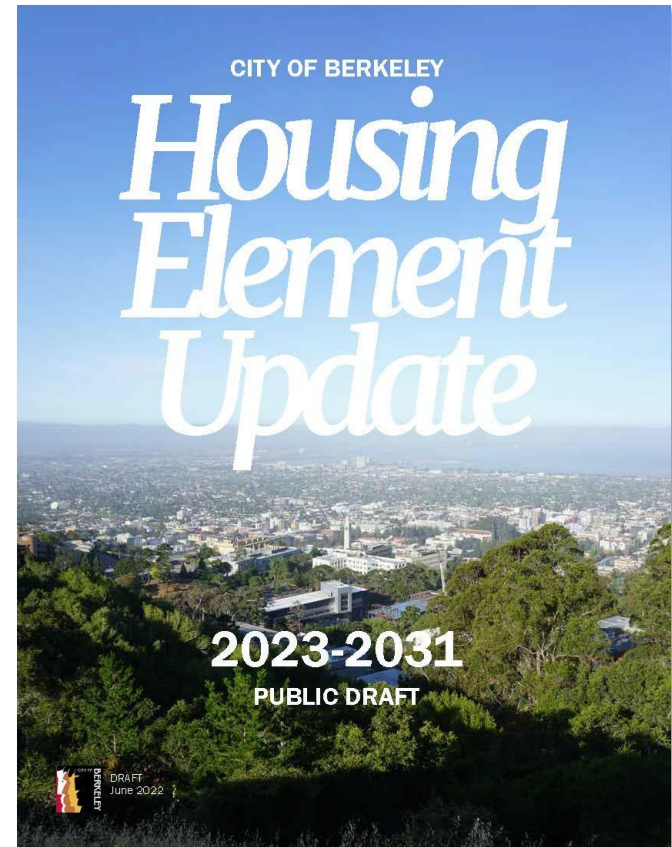


<https://www.menti.com/pe17ng36mc>

enter code **3054 1185** at [menti.com](https://www.menti.com)

DRAFT HOUSING ELEMENT UPDATE

1. Housing Element Overview
2. Project Timeline
3. Public Draft & Appendices
4. Goals, Policies, & Programs



Housing Element Website & Email



www.cityofberkeley.info/housingelement

HousingElement@cityofberkeley.info



Required Element of the General Plan

Must be updated every 8 years and certified by HCD

Currently planning for the 6th cycle (2023-2031)

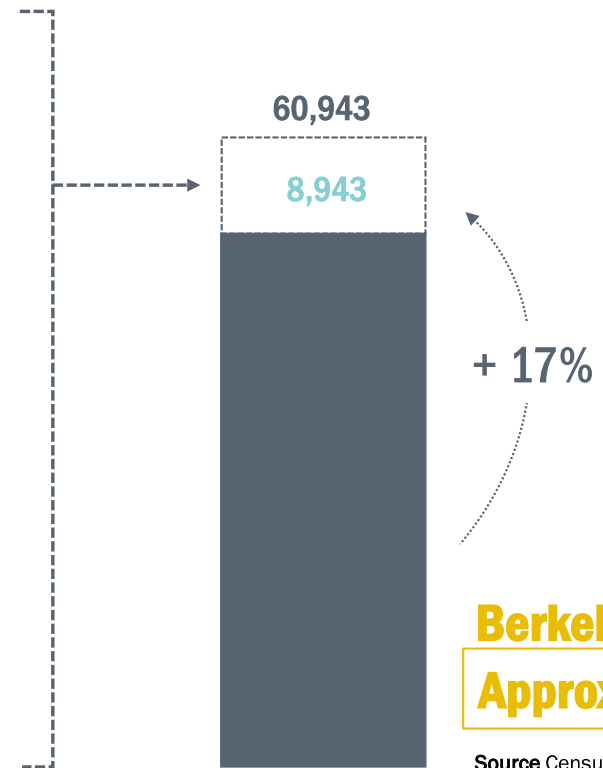
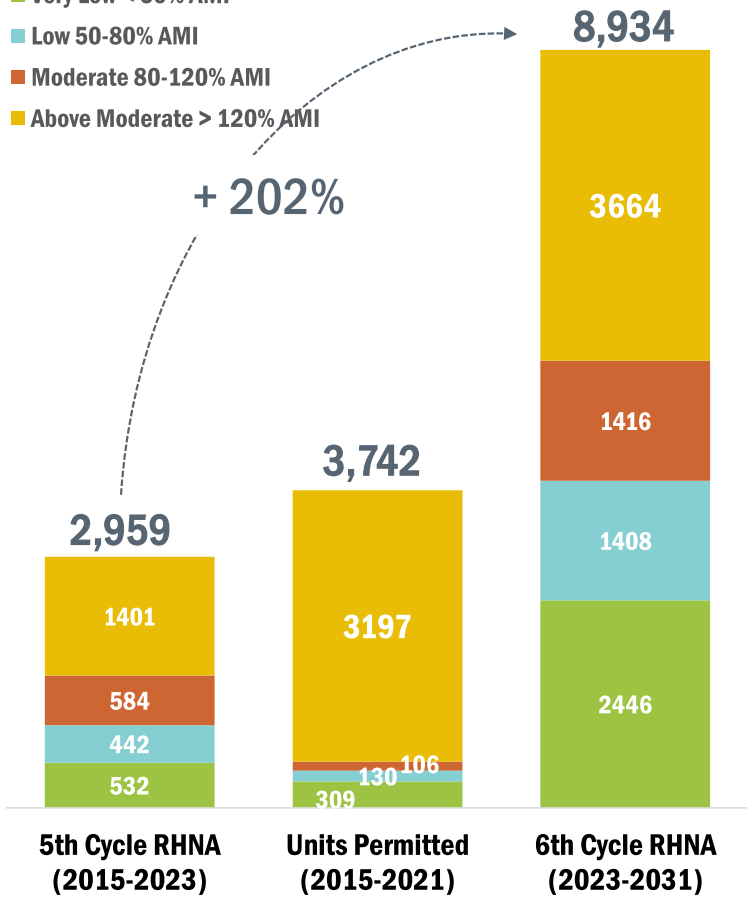
Certification deadline is May 31, 2023

**Bay Area: 441,176 units
Berkeley: 8,934 units**

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle

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

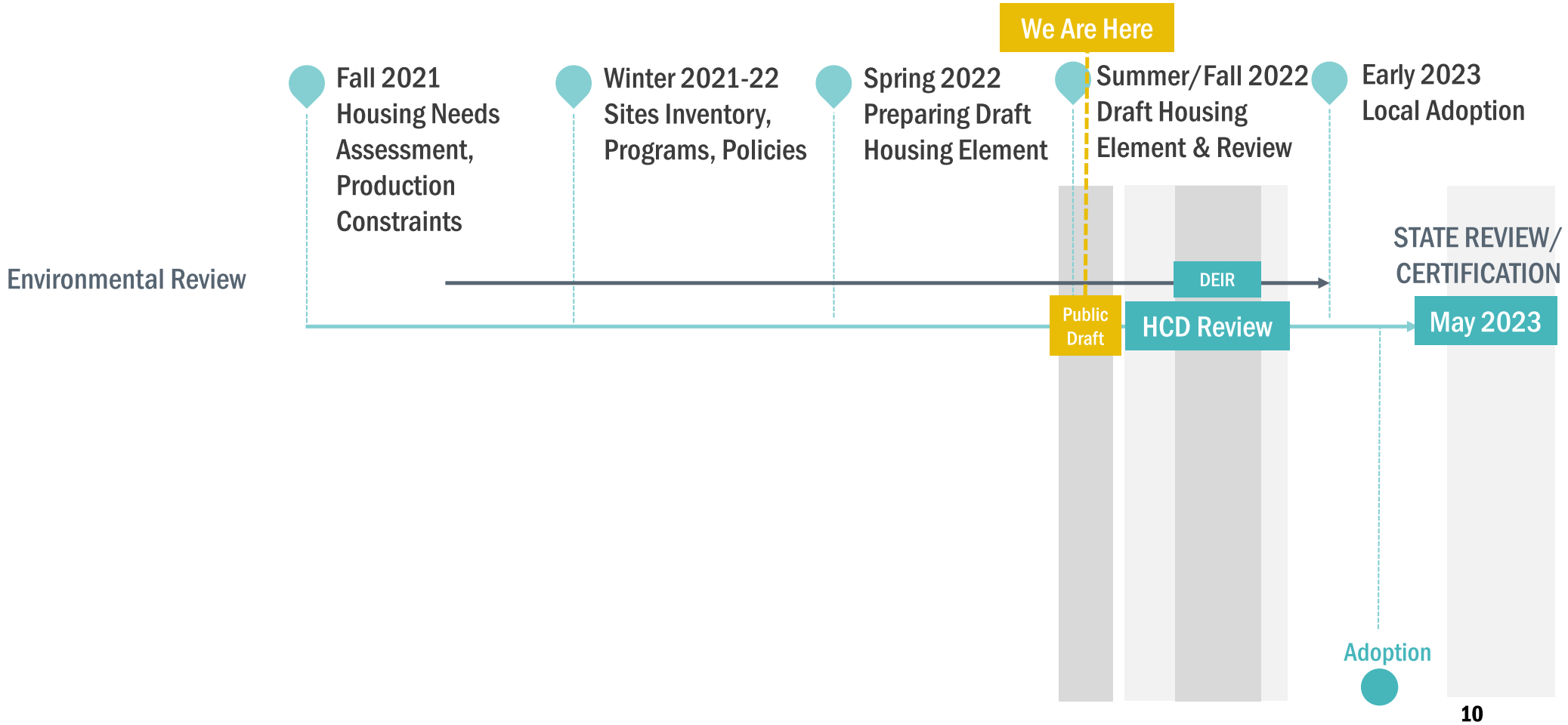


**Berkeley currently has
Approx. 52,000 housing units**

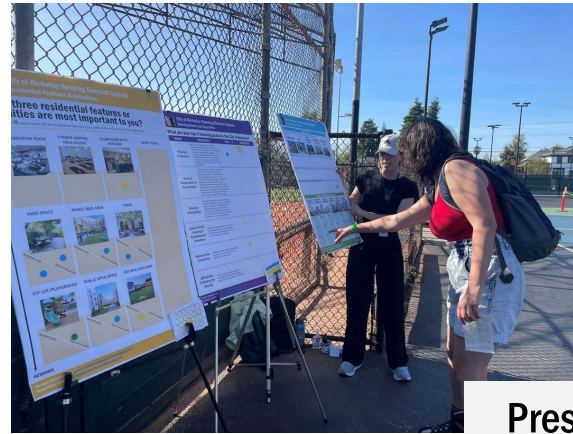
Source Census 2020, State Dept of Finance

Source Revised 2015-2021 APR, accepted by HCD on April 11, 2022

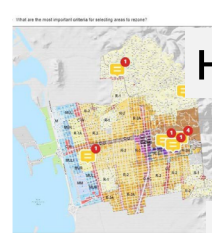
The 6th Housing Element Update Process



Outreach & Engagement



Presented to 13 Boards/Commissions/Committees



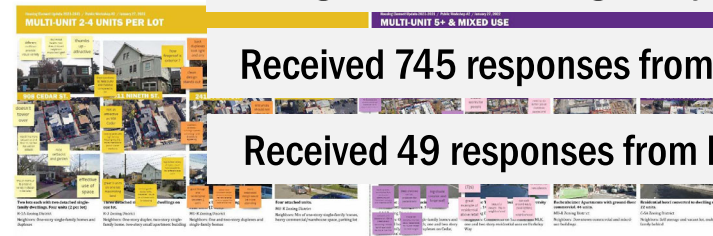
Held 20+ Meetings with 15 Stakeholder Interest Groups

Held two online public workshops, ~ 60 participants

Tabling @ farmers mkt, grocery store, recreation events

Received 745 responses from Nov '21 citywide survey

Received 49 responses from Residential Tours survey



Public Draft – Comment by July 14th!

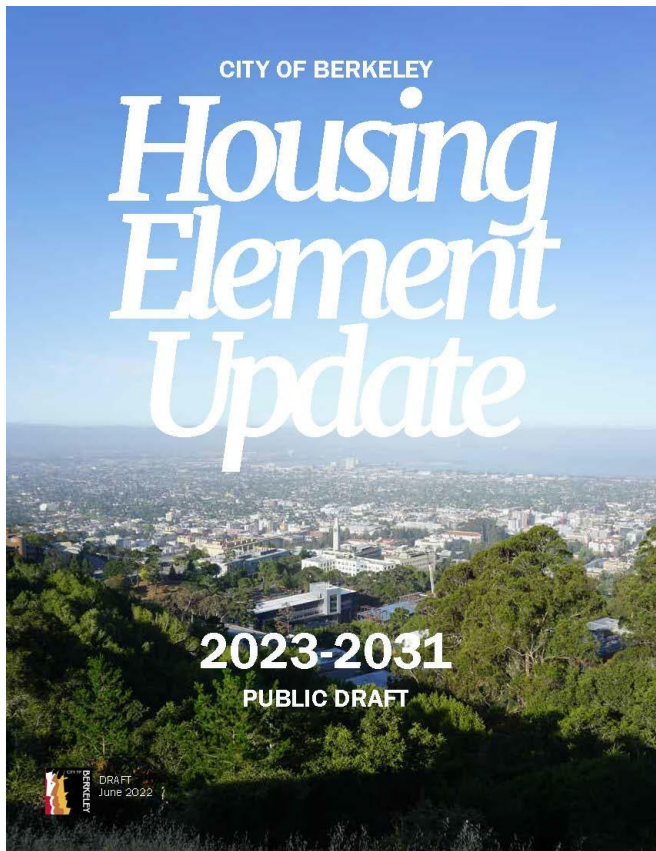


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	2

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Housing Goals & Policies

A

B

C

D

E

F

Housing Affordability		Housing Preservation		Housing Production		Special Needs & Homelessness Prevention		Affirmatively Furthering Fair Housing		Governmental Constraints	
H-1	ELI, VLI, Low and Mod Housing.	H-8	Housing Preservation	H-14	Publicly-Owned Sites	H-22	Homelessness & Crisis Prevention	H-28	Fair Housing	H-32	Reduce Gov't Constraints
H-2	Funding Sources	H-9	Naturally Affordable Housing	H-15	Medium-High Density Zoning	H-23	Homeless Housing	H-29	Accessible Housing	H-33	Streamline Review Process
H-3	Permanent Affordability	H-10	Code Requirements	H-16	Transit-Oriented Housing	H-24	Family Housing	H-30	Affordable Accessible Housing	H-34	Incentivize Affordable Housing
H-4	Economic Diversity	H-11	Prevent Deferred Maintenance	H-17	Accessory Dwelling Units	H-25	Senior Housing	H-31	Middle Housing		
H-5	Rent Stabilization	H-12	Seismic Reinforcement	H-18	Regional Housing Needs	H-26	People w/ Disabilities				
H-6	Low-Income Homebuyers	H-13	Resource Efficiency & Climate Resiliency	H-19	Monitoring Housing Element Progress	H-27	Emergency, Transitional, Supportive Housing				
H-7	Berkeley Housing Authority			H-20	University of California						
				H-21	Inter-Jurisdictional & Reg'l Coordination						

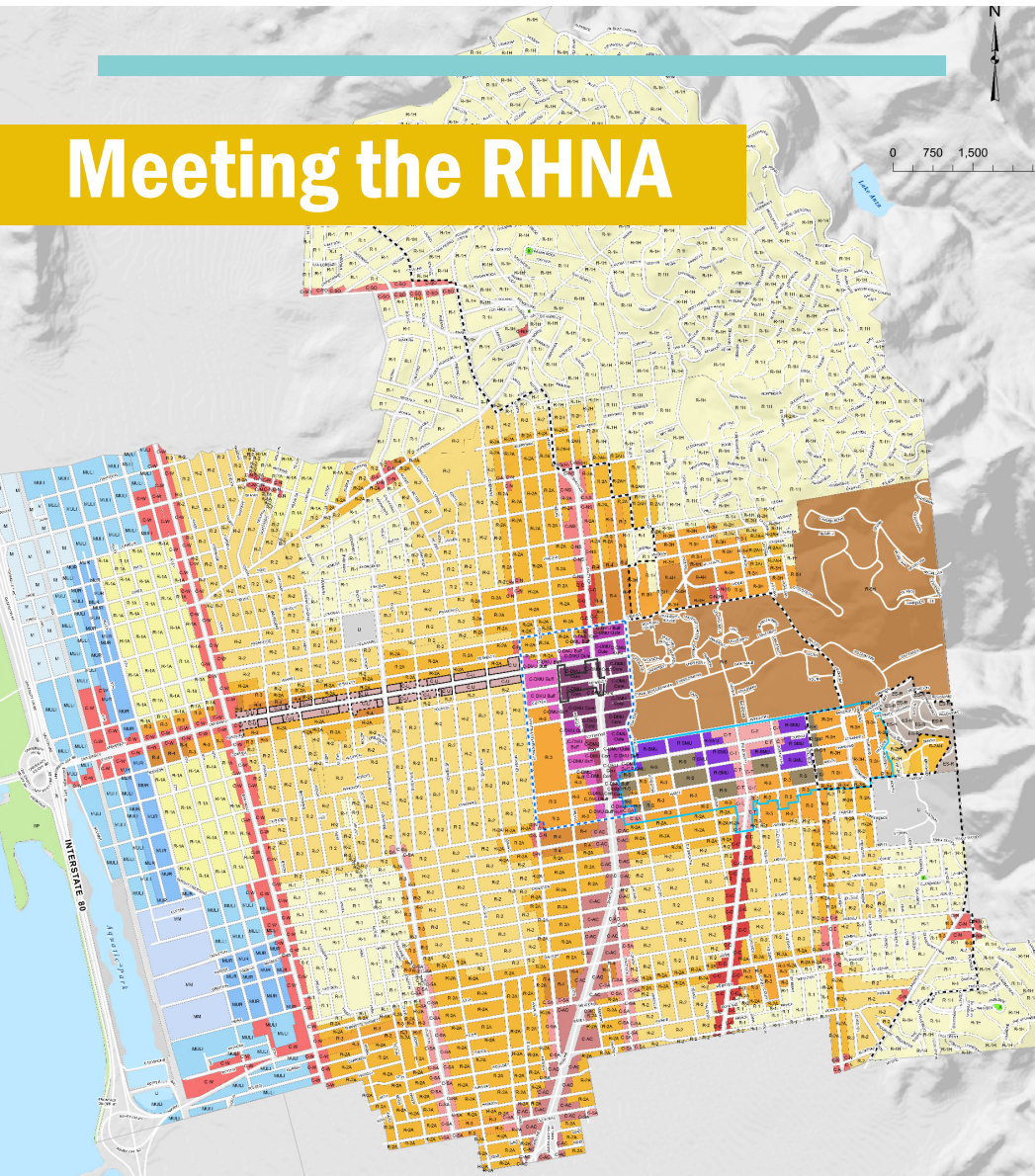
Draft Housing Programs

HP-1 Affordable Housing Berkeley	HP-9 Livable Neighborhoods	HP-17 Berkeley Existing Building Electrification (BEBE)	HP-25 Homeless Services	HP-33 Tenant Opportunity to Purchase Act (TOPA)
HP-2 Housing Choice Vouchers	HP-10 Lead-Poisoning Prevention	HP-18 Building Emissions Saving Ordinance (BESO)	HP-26 Shelter Plus Care	HP-34 By-Right Approval on Reused Sites for Affordable
HP-3 Citywide Affordable Housing Requirements	HP-11 Housing Quality Standards	HP-19 BayREN Home Programs	HP-27 Housing for Homeless Persons w/ Disabilities	HP-35 Zoning Code: Special Needs Housing
HP-4 Housing Trust Fund	HP-12 Home Modification for Accessibility and Safety	HP-20 Priority Development Areas (PDAs)	HP-28 Rental Assistance	HP-36: Zoning Code Amendments: Residential
HP-5 Affordable Housing Overlay	HP-13 Accessible Housing	HP-21 BART Station Area Planning	HP-29 Fair Housing Outreach and Enforcement	HP-37: Permit Processing Procedures
HP-6 Preservation of At-Risk Housing	HP-14 Senior / Disabled Home Improvement Loan	HP-22 Middle Housing	HP-30 Rent Stabilization & Tenant Protections	<ul style="list-style-type: none"> • Health, Housing, and Community Services (HHCS)) • Rent Stabilization Board (RSB) • Berkeley Housing Authority (BHA) • City Manager's Office • Planning & Development (Planning, Building, Energy & Sustainability) • Office of the Mayor
HP-7 Replacement Housing / Demolition Ordinance	HP-15 Seismic Safety and Preparedness Program	HP-23 Accessory Dwelling Units	HP-31 Tenant Survey	
HP-8 Rental Housing Safety	HP-16 Berkeley Pilot Climate Equity Fund	HP-24 Adequate Sites and Monitoring for No Net Loss	HP-32 Housing Preference Policies	

HOUSING SITES INVENTORY

1. Sites Inventory
2. Affirmatively Furthering Fair Housing

Meeting the RHNA



- > Adequate Sites
- > Zoned Appropriately
- > Available for residential use
- > Capacity to provide units, by income level, required by RHNA
- > Meet HCD's criteria (physical characteristics, density)
- > Meet new affirmatively furthering fair housing objectives

Likely Sites

ADU Trends

N Berkeley & Ashby BART

Approved Projects since 2018

Very Low	Low	Mod	Above Mod	Total
622	628	249	3,186	4,685

Pipeline Sites

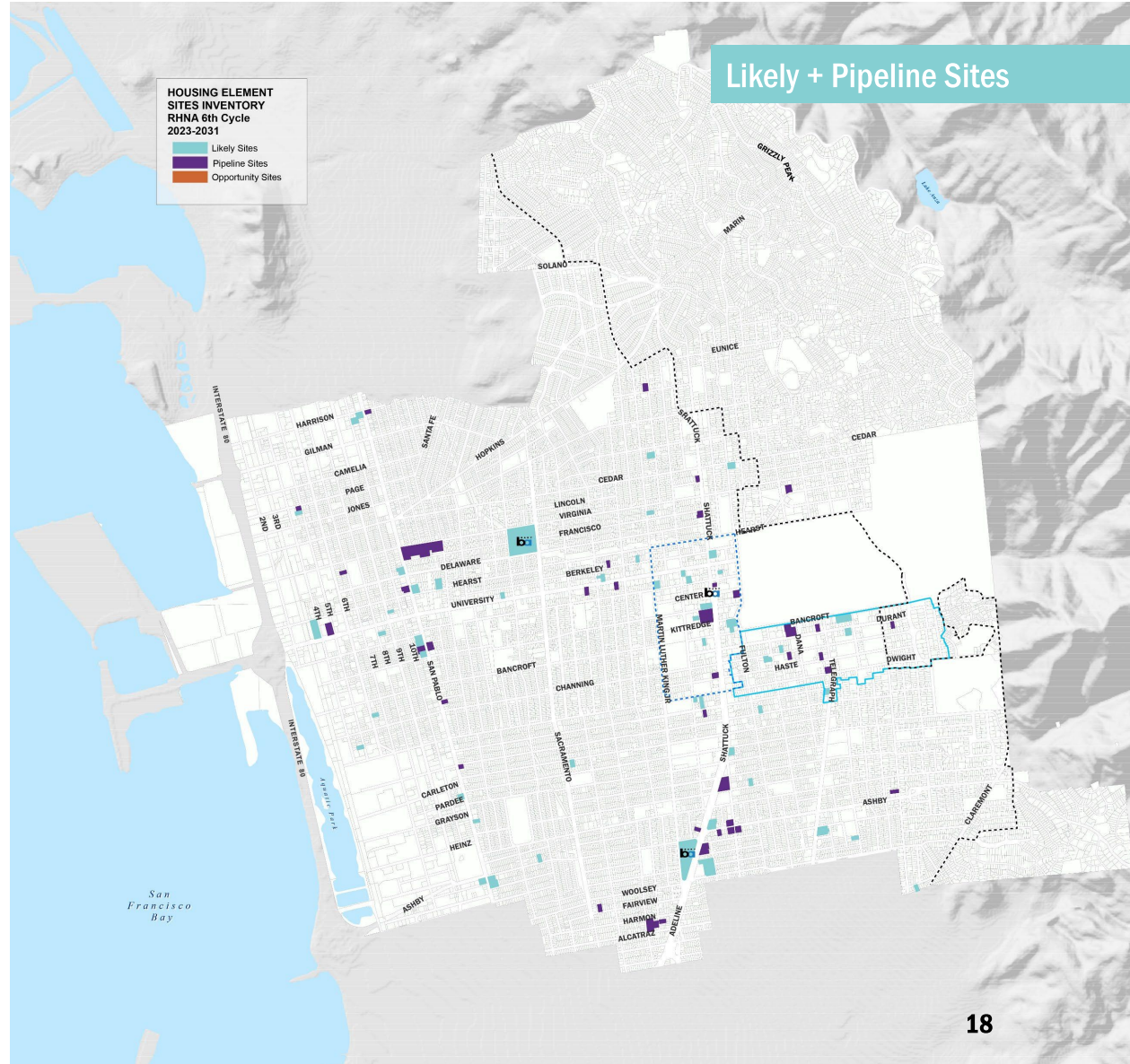
Projects under Review

Anticipated

Very Low	Low	Mod	Above Mod	Total
204	180	68	1,962	2,414

RHNA

Very Low	Low	Mod	Above Mod	Total
2,446	1,408	1,416	3,664	8,934



Opportunity Sites: HCD Affordability Methodology

Density Assumption: Average density achieved for 116 recently approved, under construction, or completed mixed-use and residential projects per zoning district.

	< 80% AMI Lower Income	80 – 120% AMI Moderate Income	> 120% AMI Above Moderate Income
Size of Site	Between 0.35 to 10 acres	Between 0.1 and 0.35 acres	
Density Assumption	At least 30 du/ac*		Less than 30 du/ac
Site Capacity	At least 50 units	Between 30 to 50 units	Less than 30 units

***30 du/ac is the “default density” - considered suitable to encourage and facilitate the development of affordable housing [GOV 65583.2]**

Affirmatively Furthering Fair Housing

- Fair Housing Outreach and Education
- **Housing Mobility**
 - A variety of housing choices
 - Ability to age in community
 - Access to services and amenities
- **New Opportunities in High Resource Areas**
 - Distribution of lower income units
- Place-Based Strategies for Neighborhood Improvements
- **Tenant Protection and Anti-Displacement**
 - Replacement of demolished units

Opportunity Sites

Vacant or Underutilized

Improvement to Assessed Land Value ≤ 0.75

Non-residential Building > 30 yrs old

Federal, State, County-owned

Condo or Large Apartment Bldg

Historically sensitive

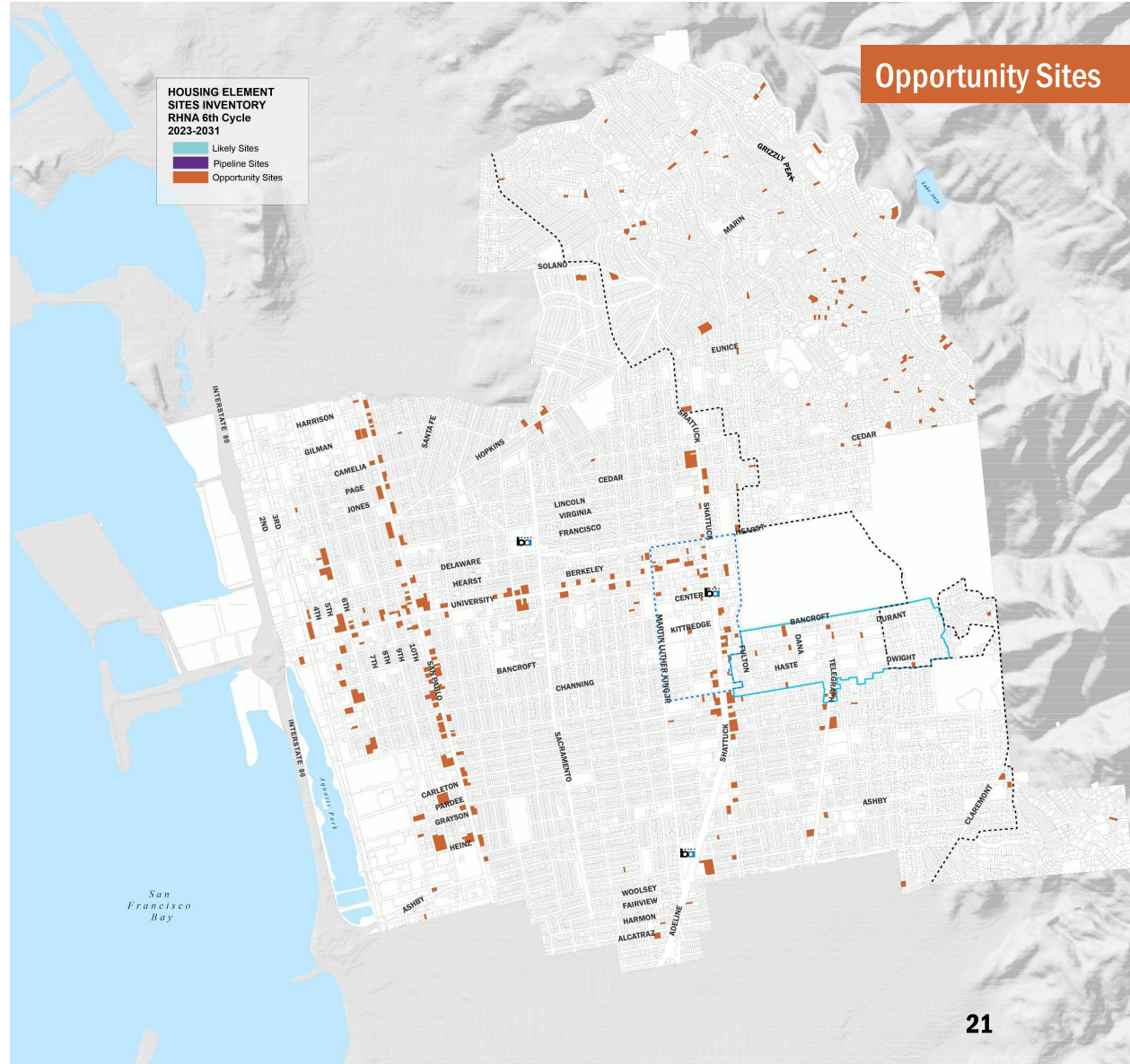
Rent-Controlled Units

Most Supermarkets

Very Low	Low	Mod	Above Mod	Total
1649	1649	2886	2845	9028

RHNA

Very Low	Low	Mod	Above Mod	Total
2,446	1,408	1,416	3,664	8,934



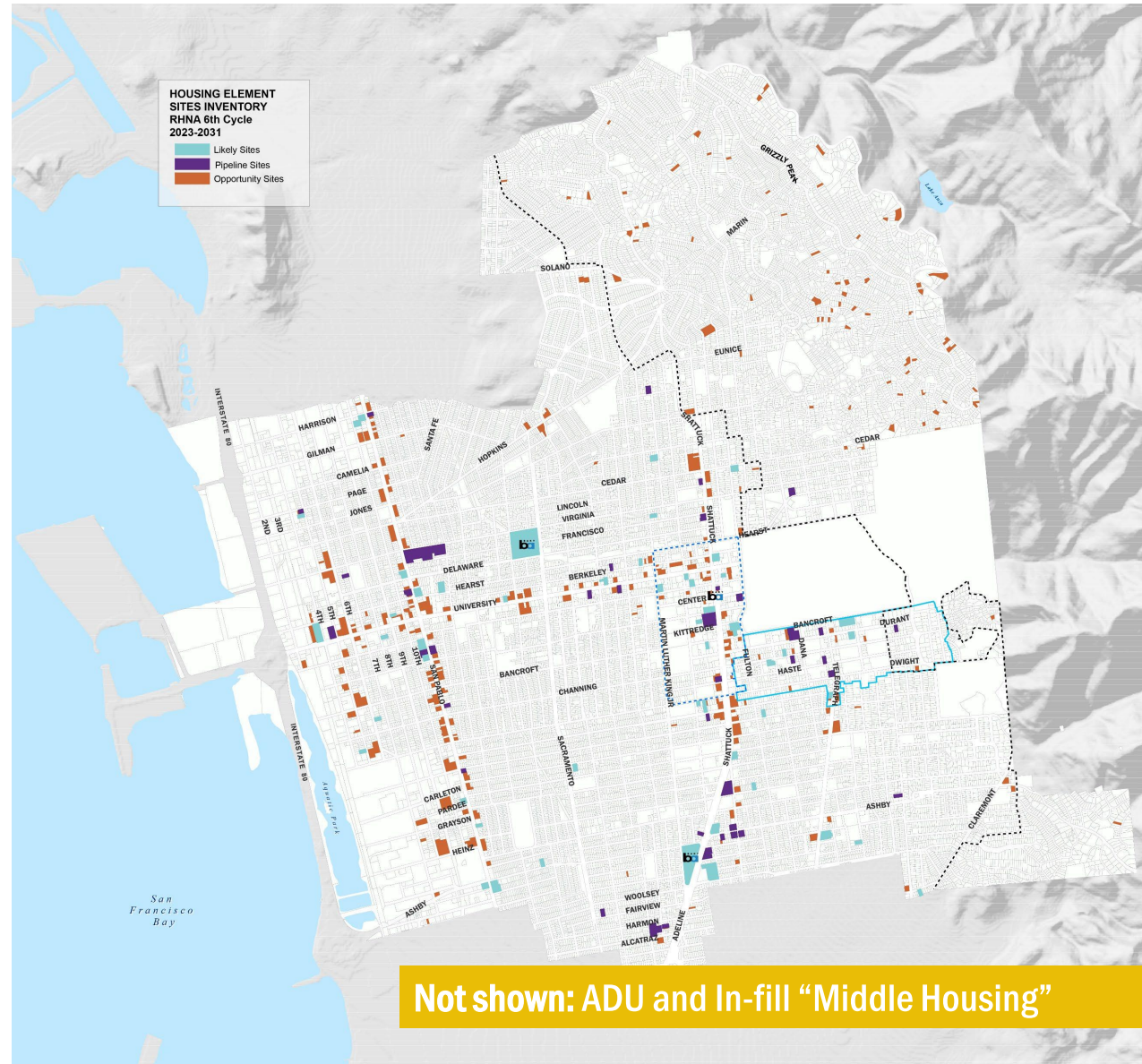
Likely Sites

Pipeline Sites

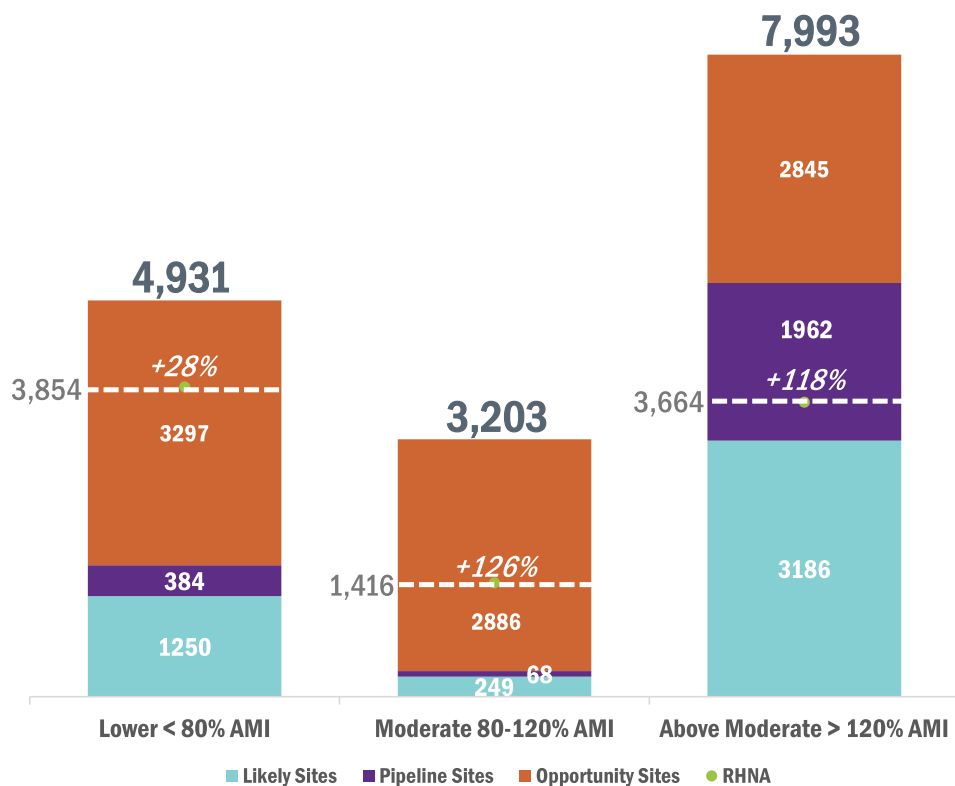
Opportunity Sites

Affirmatively Furthering
Fair Housing
Racial Diversity
Concentration of Poverty
Environmental Equity
Community Benefits

Ensure affordable housing is distributed
and balanced in “high opportunity”
neighborhoods.



Meeting the RHNA



NOT ACTUAL DEVELOPMENT PROPOSALS

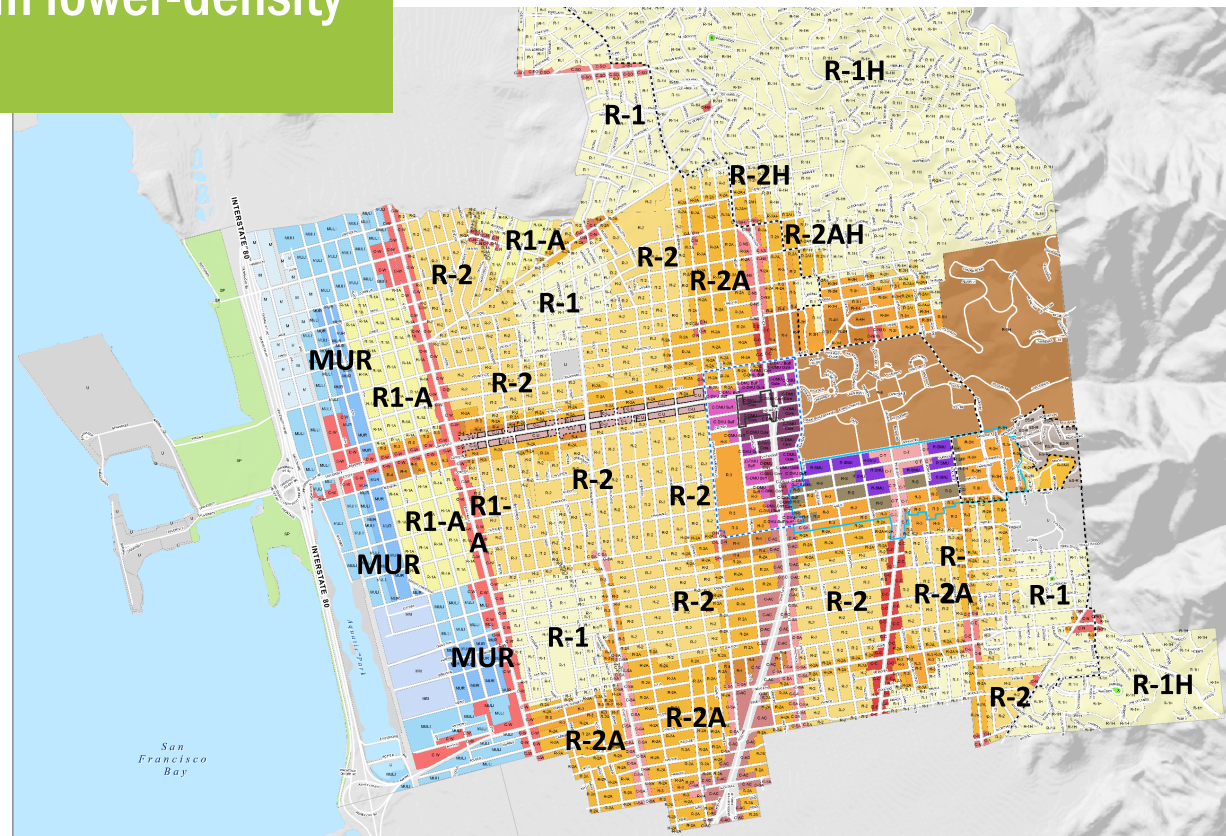
- > City is not required to build or finance the housing
- > Does not automatically authorize the construction of housing units
- > No obligation by property owner to take action
- > Reliant on the development industry (market rate/affordable) to construct

OBJECTIVE STANDARDS – MIDDLE HOUSING

1. Housing Element Program
2. Public Input
3. Preliminary Development Standards

What is “Middle Housing”?

Smaller-scale multi-unit housing in lower-density residential neighborhoods



Program HP – 22: Middle Housing

- “Amend Zoning Ordinance to encourage and promote a **mix of dwelling types and sizes**, particularly infill housing in high resource neighborhoods.”
- “Allow for **by-right multi-unit development** on one lot to encourage housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or experiencing high housing cost burden.”



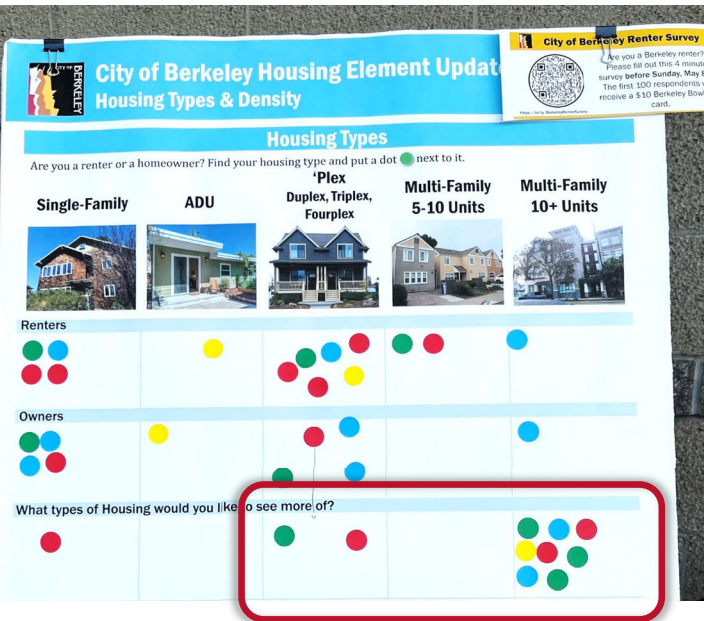
Program HP – 22: Middle Housing

- The Housing Element assumes **770 additional units** distributed throughout the lower density residential districts for the 2023-2031 period.
- To facilitate middle housing while balancing the need for affordable units, the City will also introduce a **reduced inclusionary housing** fee for middle housing projects with less than 12,000 gross square feet (GSF), with a sliding scale increase for projects with floor areas between 0 and 12,000 GSF.

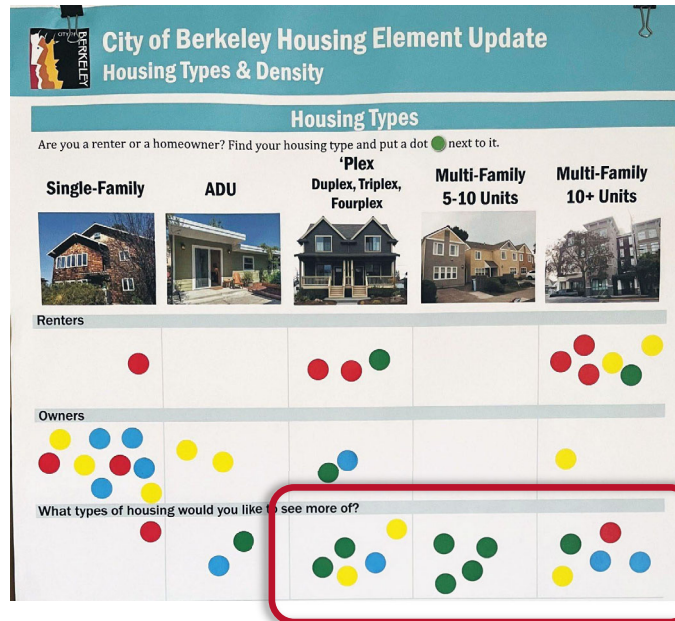


Public Input

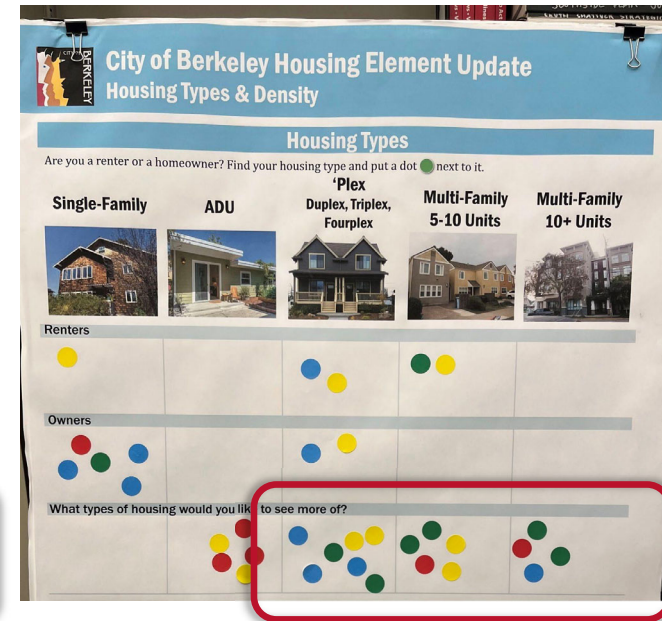
Berkeley Bowl 4/25/22



Roses in Bloom 5/14/22



Poppin Skate Party 5/19/22



Desire for a mix of housing types and higher density living

City Council, Planning Commission, and ZORP Input

ZORP Subcommittees (12/15 & 2/16)

Encourage smaller units that are “affordable by design”

Permitting more density while discouraging financial speculation

Balance protecting solar access and allowing higher densities

City Council (3/15)

Permit higher density equitably throughout the city

Incentivize adaptive reuse and smaller, more affordable units

Allow more than four units on an individual lot

Embrace climate adaption while accommodating additional units

Planning Commission (6/1)

Allow more density in R-1

Reconsider need for floor area ratio standard

Discourage financial speculation

Do more to incentivize smaller units

Relax open space dimension requirements

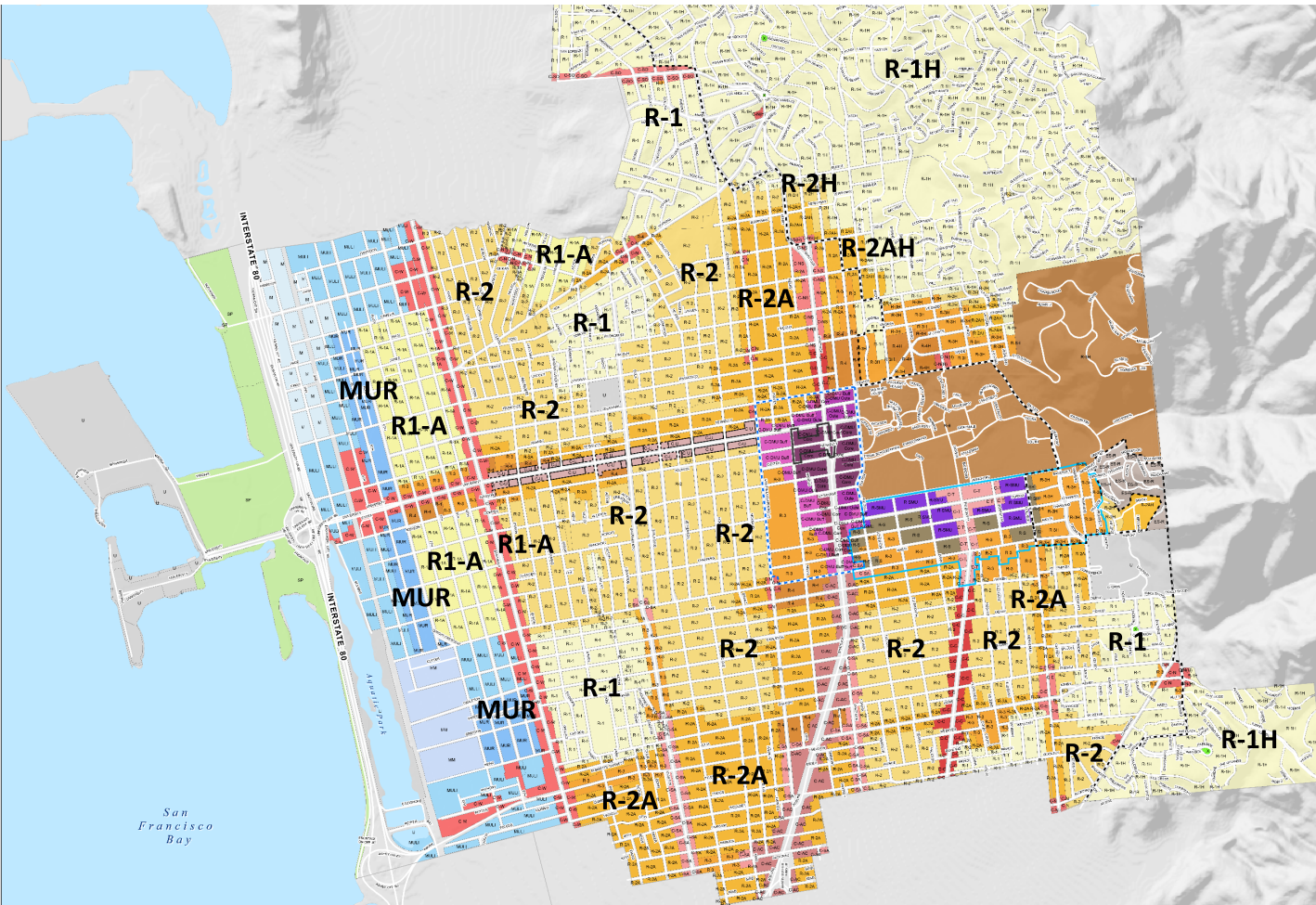
PRELIMINARY DEVELOPMENT STANDARDS

1. Where Allowed
2. Allowed Uses & Permits Required
3. Building Size and Placement
4. Min and Max Density (Units per Acre)

NOT A BLANK SLATE

- Existing Standards
- Development Patterns
- City Council Referrals
- State Laws
- Environmental/Social/
Economic/Demographic
Factors

Where Standards Will Apply



Standards will apply in the R-1, R-1A, R-2, R-2A and MU-R districts, including in the Hillside overlay district.

R-1	Single Family Residential
R-1A	Limited Two-family Residential
R-2	Restricted Two-family Residential
R-2A	Restricted Multiple-family Residential
MUR	Mixed Use-Residential

Allowed Uses & Permits Required

	R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
Multi-Unit Residential	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

ZC = Zoning Certificate

Include consideration of the Hillside Overlay

Discretionary permit still required for -

- *Structures of Historic Merit* → *Structural Alteration Permit*
- *Sites requiring environmental remediation*

Building Size and Placement on Lot

Standards

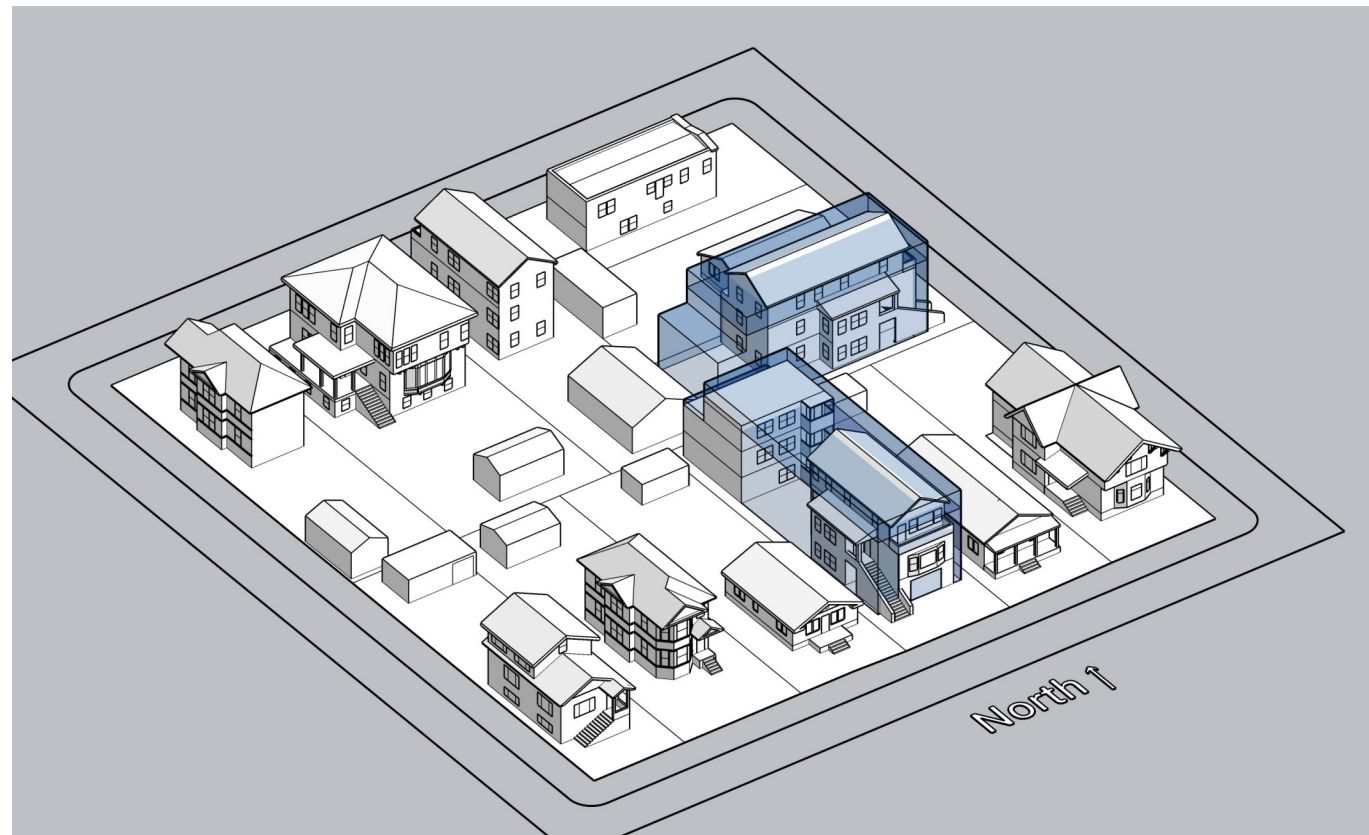
Floor Area Ratio

Height

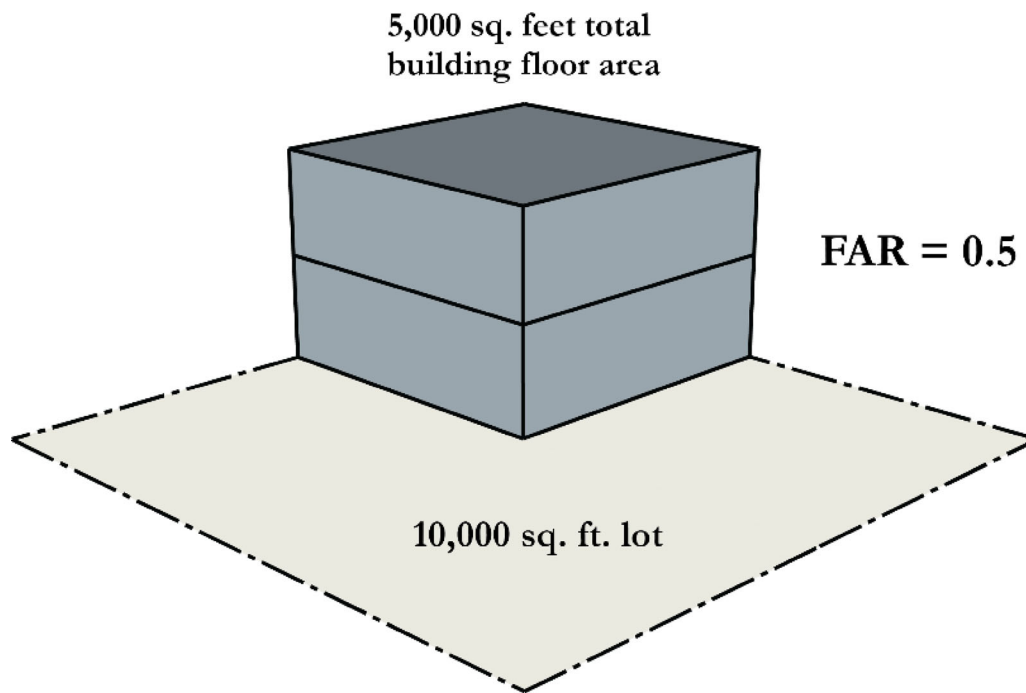
Setbacks

Lot Coverage

Open Space



Floor Area Ratio

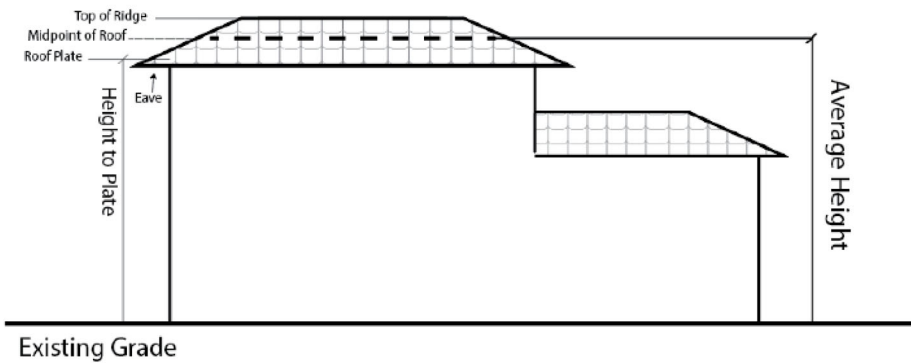


1911 Ninth Street

Building Height

Draft standards establish maximum “average building height”

34'11" maximum height
29'6" average max height
25'3" eave



Minimum & Maximum Density (Units per Acre)

	R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
Min. Density (du/ac)	10	No min.	10	No min.	20	No min.	20	20
Max. Density (du/ac)	25	20	35	20	55	55	55	55

Resulting units on a 5,000 sf lot...

Min. # Units	1	No min.	1	No min.	2	No min.	2
Max. # Units	3	2	4	2	6	6	6
Max ADUs	1 or 2*	1 or 2*	1 or 2*	1 or 2*	1 or 2*	1 or 2*	1 or 2*

*ADUs allowed per <https://berkeley.municipal.codes/BMC/23.306>

- More than 1 detached dwellings → max 1 ADU
- Duplex or attached multi-family dwellings → max 2 detached ADUs or 1 converted ADU

Note: Minimum densities would apply for new development on a vacant lot or redevelopment of a nonvacant lot.₃₆

Density - Examples

20 du/ac



3 units

35 du/ac



4 units

52 du/ac



5 units



6,505 sf (0.15 ac)

1911 Ninth Street



5,000 sf (0.11 ac)

1028-1030 Grayson Street



4,200 sf (0.096 ac)

1744-1756 10th Street

Open House Breakout Rooms

7 Breakout Rooms

1



General Comments

2



**Sites Inventory -
North of University**

3



**Sites Inventory -
South of University**

4



**Housing Programs -
Health, Housing, &
Community Services**

5



**Housing Programs -
Rent Stabilization Board &
Berkeley Housing Authority**

6



**Housing Programs -
Planning & Development**

7



**Middle Housing
Objective Standards**

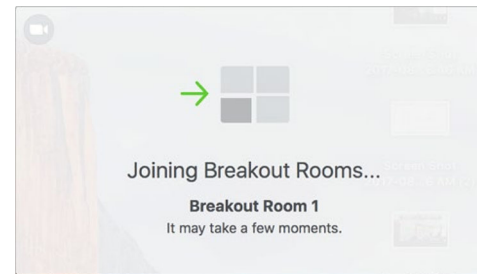
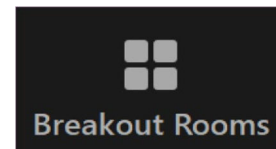
How to Join a Breakout Room

Step 1: Select the **Breakout Rooms** icon in the Zoom Navigation bar

Step 2: Click **Join** next to the room you would like to enter.

If calling in: Press *9 to raise your hand to be moved between rooms by the Zoom host. Press *6 to un-mute.

Need help? If you have questions or need any technical assistance during the meeting, **email the Zoom host**, or return to the main room.



- Room 1 General Comments
- Room 2 Sites Inventory, North
- Room 3 Sites Inventory, South
- Room 4 Programs HHCS
- Room 5 Programs RSB / BHA
- Room 6 Planning + Development
- Room 7 Middle Housing Standards

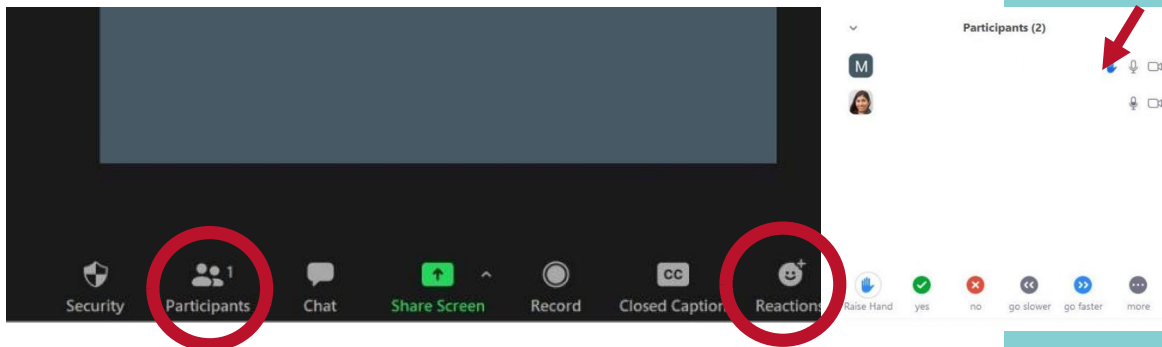
Zoom Host lilly@raimiassociates.com

Facilitator will manage participation and answer question on the breakout room topic.

Participants can share comments verbally and/or in the Zoom Chat

Notetaker will take notes on screen.

Video recorded for backup



Raise your hand to speak

Be courteous to one another

One speaker at a time

Differences of opinion are OK

Mute yourself unless speaking

**Video on is preferable
(but not mandatory)**

THANK YOU!

Room 1 General Comments

Room 2 Sites Inventory, North

Room 3 Sites Inventory, South

Room 4 Programs HHCS

Room 5 Programs RSB / BHA

Room 6 Planning + Development

Room 7 Middle Housing Standards



**FOR MORE INFORMATION /
SUBSCRIBE TO THE EMAIL LIST**

www.cityofberkeley.info/HousingElement

CONTACT US

HousingElement@cityofberkeley.info