

Berkeley Housing Element City-wide Survey Summary Results

Overview

The City of Berkeley is in the process of updating its long-term vision and implementation plan for housing, known as the Housing Element. The Housing Element is a chapter of the City's General Plan and contains the City's goals, policies, and programs for preserving and developing housing.

As part of the City of Berkeley's Housing Element Update engagement effort, the public was invited to share thoughts and ideas on housing needs and strengths in Berkeley. The survey was open from October 28th through November 14th, 2021. A total of 747 individuals submitted survey responses.

The survey consisted of three housing questions and eight demographic questions. This report summarizes the responses. Responses are used to inform the Housing Element's assessment of needs and constraints as well as the identification of new housing locations.

More information about the project is available at <https://www.cityofberkeley.info/housingelement>. Raw survey results are included in the Appendix.

Survey Results

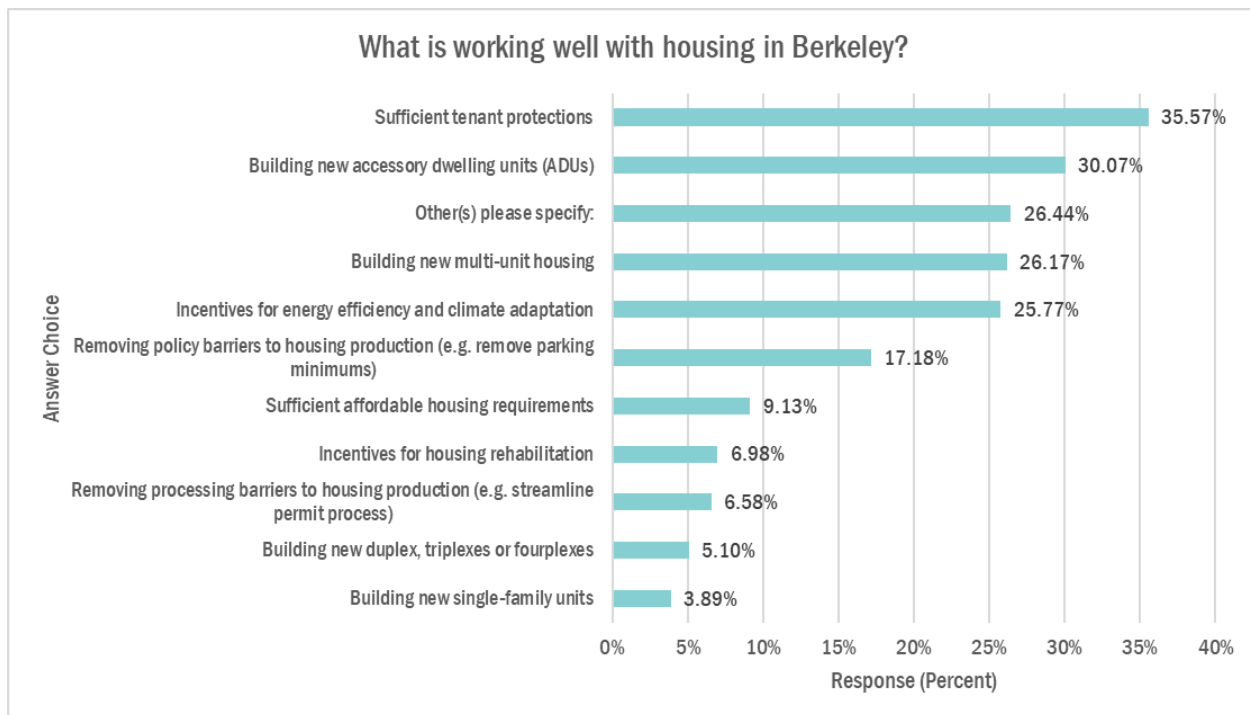
Berkeley's Housing Successes

Respondents were asked to respond to the following prompt:

"Which of the following does Berkeley do well (select up to 3)? If other(s), please specify."

Results are tabulated in the chart below. The top two choices were "sufficient tenant protections" and "building new accessory dwelling units (ADUs)," and more than a quarter of respondents also selected "building new multi-unit housing" and "incentives for energy efficiency and climate adaptation."





Write-in Responses

“Other” was also a top choice (26.4%) and the write-in comments are summarized below. Some responses to “Other” reiterated one or more of the multiple-choice options. To avoid double-counting, those responses were not added to the multiple-choice tabulation. Additionally, many of the write-in responses focused on Berkeley’s housing challenges; those responses are included in the summary of Berkeley’s Housing Issues below. The complete list of comments is included in the Appendix.

Historic Preservation

- Maintaining the existing character of neighborhoods and older buildings through landmark and structure-of-merit designations

Financial Incentives for Retrofits

- Providing incentives for housing rehabilitation, including seismic retrofitting, energy efficiency, and climate adaptation

Tenant Support and Services

- Maintaining affordable housing prices with rent control
- Providing helpful services to tenants through the Rent Board

Housing Production

- Building new multi-dwelling housing (affordable and market-rate) in appropriate locations along major corridors such as Shattuck Ave, University Ave., and San Pablo Ave
- Building new multi-unit rental and affordable housing
- Building new market-rate and luxury housing stock

Transportation

- Developing new alternatives to automobile transportation to reduce the need for off-street parking associated with housing projects

Policymakers

- Electing policymakers who are increasingly committed to affordable housing production, preservation, and protections

Fiscal Policy

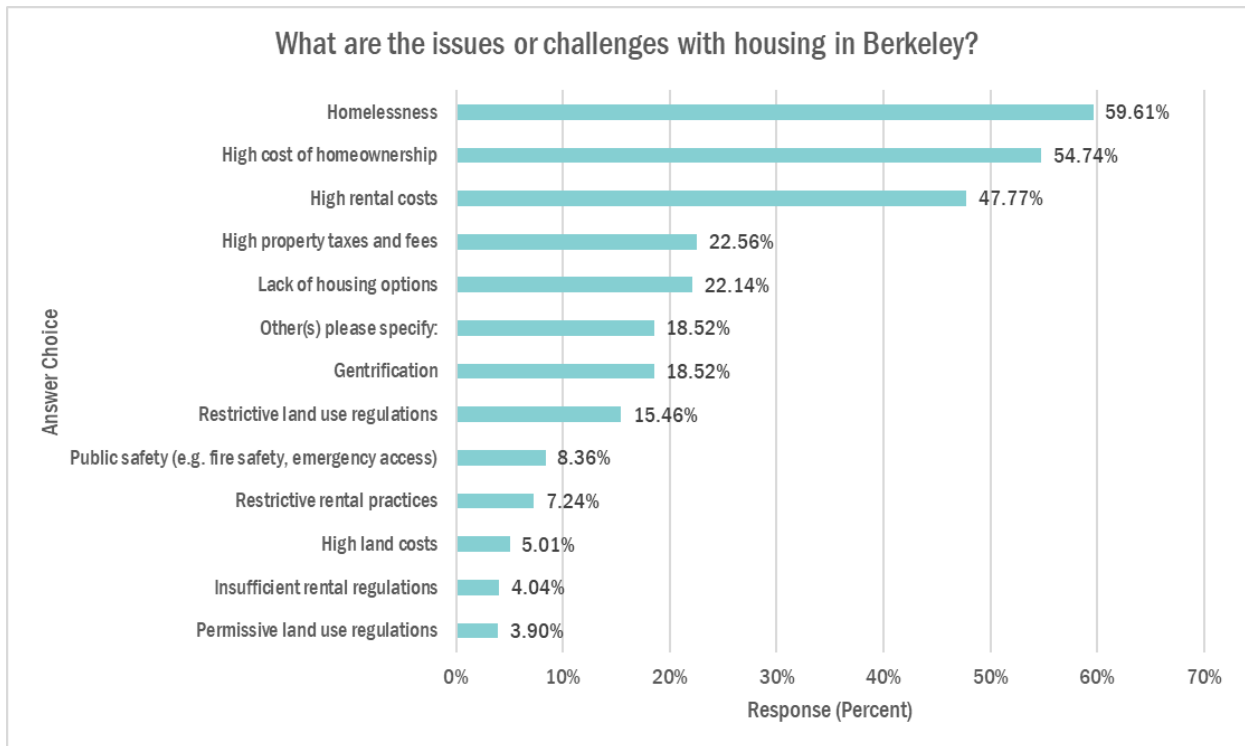
- Offering property tax refunds to very low-income homeowners
- Generating revenue for affordable housing

Berkeley's Housing Challenges

Respondents were asked to respond to the following prompt:

"What are the three most critical housing issues or challenges Berkeley faces? If other(s), please specify."

Results are tabulated in the chart below. The top three choices were "homelessness," "high cost of homeownership," and "high rental costs."



Write-in Responses

The "Other" write-in comments are summarized below. Some responses to "Other" reiterated one or more of the multiple-choice options, but to avoid double-counting, those responses were not added to the multiple-choice tabulation. The complete list of comments is included in the Appendix.



Exclusionary Neighborhoods

Exclusionary neighborhoods

- Exclusive neighborhoods that lack housing options for low-income families and continue to perpetuate economic segregation
- Affordable housing requirements that fail to address exclusionary neighborhoods that currently serve wealthy single-family homeowners
- Persistent failure to diversify the housing options in many neighborhoods holds Berkeley back

Opposition to new housing

- Organized opposition to new housing developments of nearly any size and location
- Many NIMBY, anti-development members of the community who obstruct the creation of new housing

Government and Regulations

Arduous permitting process

- Lengthy, complicated, unpredictable, non-streamlined, and costly process for approving new housing
- Slow process that leads to higher costs and increased overreach from opponents
- Resultant disincentives for maintenance, repairs, remodeling, and new construction

Lack of historic preservation

- Not preserving historic homes and neighborhoods
- Allowing historic homes to be demolished
- Need to renovate and add units to historic homes to preserve the character of Berkeley

Challenges to Section 8 program

- Lack of investment in the Section 8 vouchers and the long waitlist
- Barriers to access to affordable housing based on vouchers or minimum income required
- Connect Section 8 voucher-holders with the owners in need

Challenges with rent control and rent stabilization policy

- Severe policies and bureaucracy of the Rent Stabilization Board
- Restrictions on evictions that are too stringent and prevent the necessary removal of some tenants
- Rent control regulations that discourage the development of ADUs as rentals
- Loss of housing stock and disincentives to investment and development due to rent control
- Statewide legislation that gutted City rent stabilization (i.e., The Costa-Hawkins Law destroyed rental housing affordability by enforcing vacancy decontrol.)

Lack of oversight

- Lack of oversight from the City for illegal rent increases on below market-rate units
- Poor living conditions in below market-rate units

High property taxes

- High City property taxes and fees that are not reflected in the quality of current city amenities
- Property taxes that are too high for new homeowners and too low for longstanding homeowners
- Need to raise taxes on wealthy property owners and use the revenue to build housing for all levels of income with a particular focus on extremely low income or no-income individuals

Unrepresentative housing engagement

- Opposition to housing at public meetings that is not representative of community sentiment
- Lack of involvement of local neighborhoods and homeowners in decisions around proposed housing developments at BART station locations
- Lack of specific information for residents that makes it difficult to participate in the process (e.g., how many new ADUs, how many single family-units are being built, what are affordable housing requirements, how many low-income housing units are required, etc.)

Local leadership

- Failure of City to understand core causes and solutions in considering the need for new housing
- Several City Council members who are unsupportive of new housing developments
- Overrepresentation of YIMBY's on the City Council

New Housing Development

High land cost

- High land costs that make building new housing stock challenging

Private building on public land

- Allowing for-profit housing on public land
- Public land that is used for other than public housing
- Allowing market-rate housing on public land, including the BART stations

Vacant spaces

- Vacant and underutilized retail space on the ground floor of mixed-use buildings that could be used for housing
- Current underutilization of closed schools and other vacant buildings
- Thousands of unused vacant rental units, some of which are public nuisances, should be rehabilitated and made available for tenancy

Lack of parking in new developments

- Parking requirements that are too low for the parking need
- Lack of parking requirements that makes existing residents more resistant to new housing

Housing Stock Imbalances

Limited housing stock

- Not enough housing of all types including multi-unit and single-family homes
- The scarcity of housing inventory, which leads to higher prices for land and homes
- Market-rate rental market shift from family-owned to corporate assets, creating transient renters who are either unable to save for a house because of high rent or forced to move where they can afford a house

Oversaturation of market-rate housing

- Wrong housing balance, resulting in the displacement of those who can't afford market-rate housing
- Need to limit the construction of market-rate housing, as it does not solve the housing shortages for those most needing housing



Insufficient amount of affordable and low-income housing

- Need for more affordable housing rather than primarily market-rate housing
- Lack of affordability for many of the City's residents of housing defined as "affordable"
- Lack of affordable housing explicitly for Berkeley residents or that gives priority to Berkeley families
- Lack of deeply affordable housing and those below \$50K household income

High Housing Costs and Displacement

High cost of rentals

- New rental units that are not affordable to much of the community, including teachers, residents, or young people who have grown up in Berkeley
- Lack of support for the working class, those making minimum wage, and the middle class

High cost of homeownership

- The high cost of homeownership, which prevents many residents from owning a home
- Need increased resources and programs to support first-time homebuyers

Displacement

- Lack of solutions to prevent displacement due to the high cost of rentals and homeownership

Special Needs Housing

Lack of solutions for housing homeless and supportive housing

- Homeless health and safety issues as a product of housing issues
- Lack of strong overarching strategy to deal with the ongoing crisis
- Need increased resources to help those struggling with mental illness and addiction, to prevent individuals living on the street

Inadequate senior housing options

- Lack of support for seniors who still have a mortgage and need help staying in their homes
- Not enough downsizing options for seniors
- Lack of affordable senior housing
- Lack of senior housing in the hills

Lack of sufficient housing for people with disabilities

- Need to improve the availability of accessible and inclusively-designed housing
- Implement recommendations from the Commission on Disability and involve the community in engagement on this topic

Insufficient student housing and consideration for UC Berkeley students

- Impacts of increased student enrollment at UC Berkeley on available housing
- Involve students in housing discussions in Berkeley since they make up such a large portion of the residents
- Prioritize making housing more accessible and affordable for students
- Work with the co-ops to expand affordable housing options for students
- Oppose the practice of UC Berkeley ground leasing new private dorms

Related Challenges

Population growth

- Unsustainable population growth
- No clear long-term limit on population

Lack of solutions to address the climate emergency

- Need to create more policies and solutions for how housing can mitigate instead of add to the climate emergency
- Plan for environmental hazards

New Housing Types and Locations

The City of Berkeley must identify sites to accommodate over 9,000 new units through 2031. Survey respondents were asked to:

“Identify up to five neighborhoods where more new housing should be prioritized in that area.”

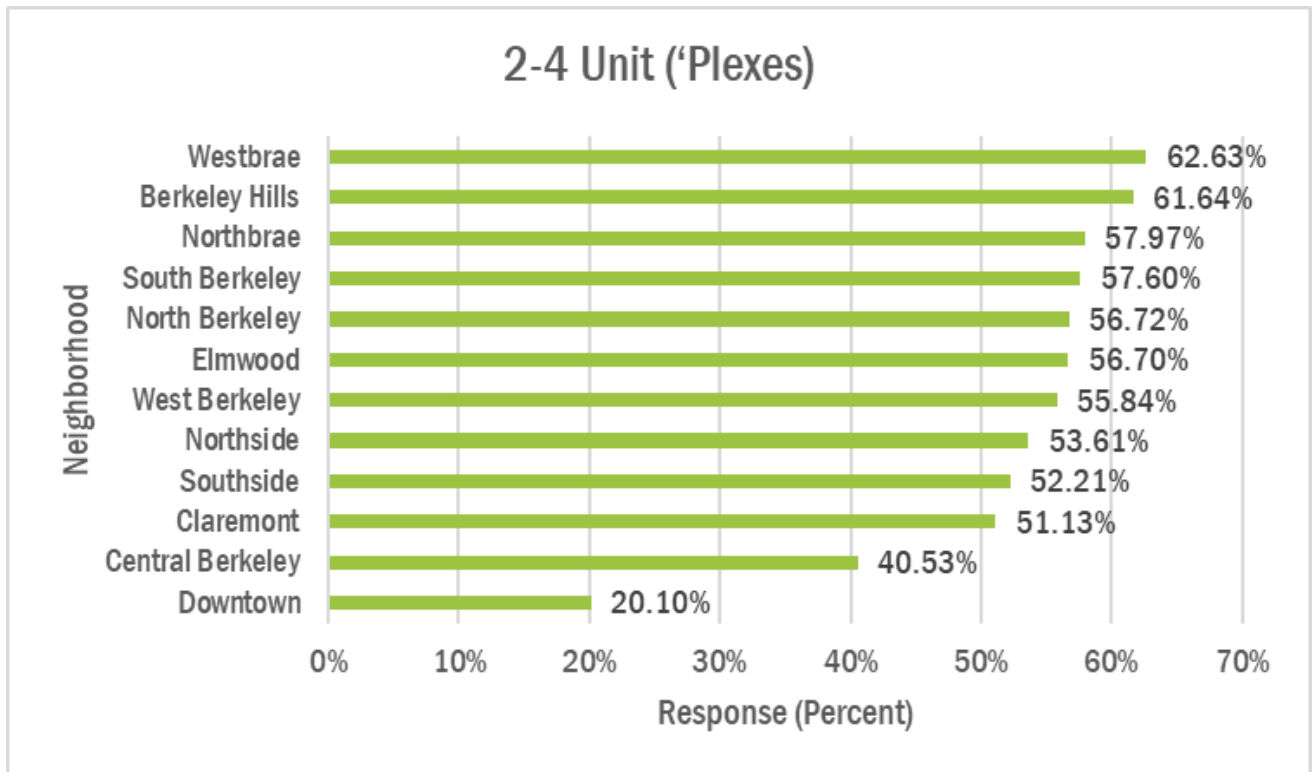
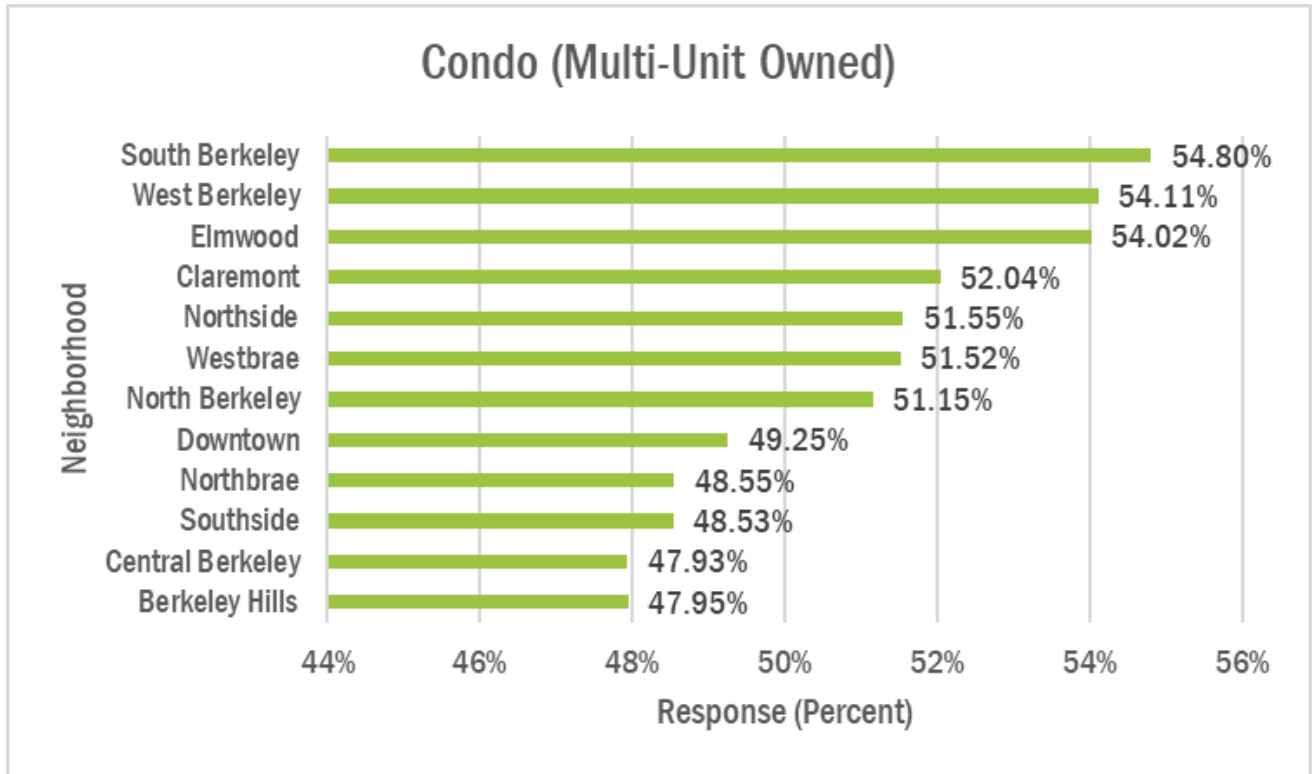
Participants could select up to five neighborhoods, and for each neighborhood, they were asked to select one or more housing types that are appropriate in that area. The preferred locations by housing type are shown in the bar charts below. Additional bar charts of preferred housing types by location are included in the appendix.

Overall, respondents preferred greater density and varied housing types in all neighborhoods. Generally, respondents also indicated that:

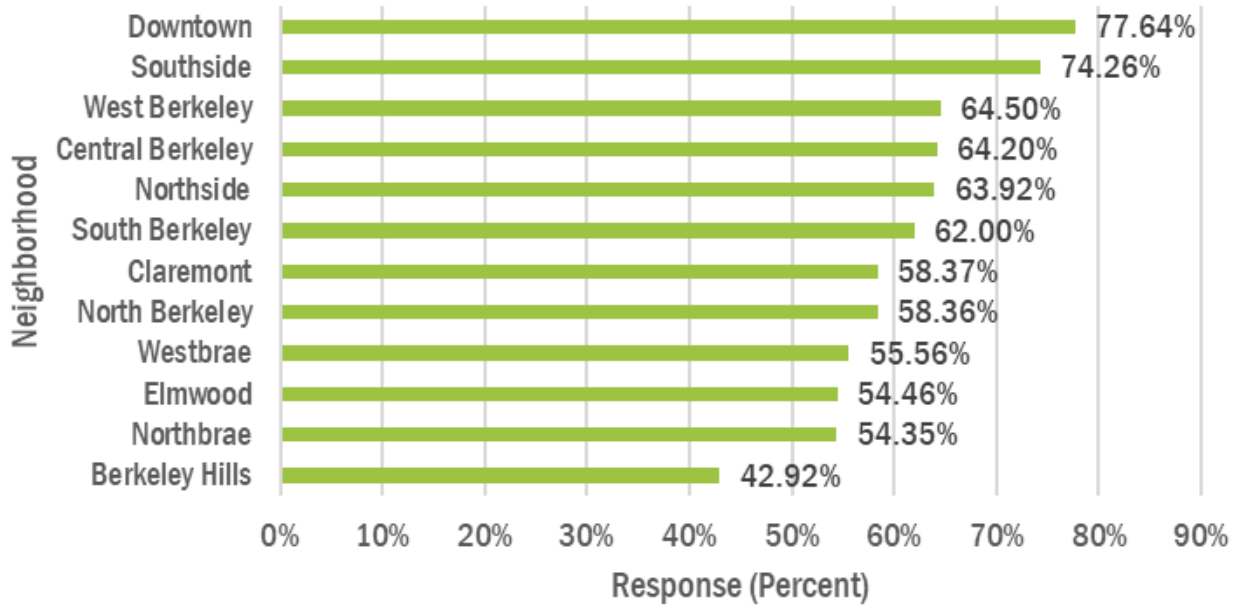
- All neighborhoods are appropriate for condos (multi-unit owned).
- Permanent supportive housing (homeless, transitional) should be located in all neighborhoods.
- Downtown is not suitable for 2-4 unit ‘plexes.
- Apartments (multi-unit rental) should be prioritized in Downtown and Southside.
- Berkeley Hills is not an appropriate location for senior housing and housing for people with disabilities.



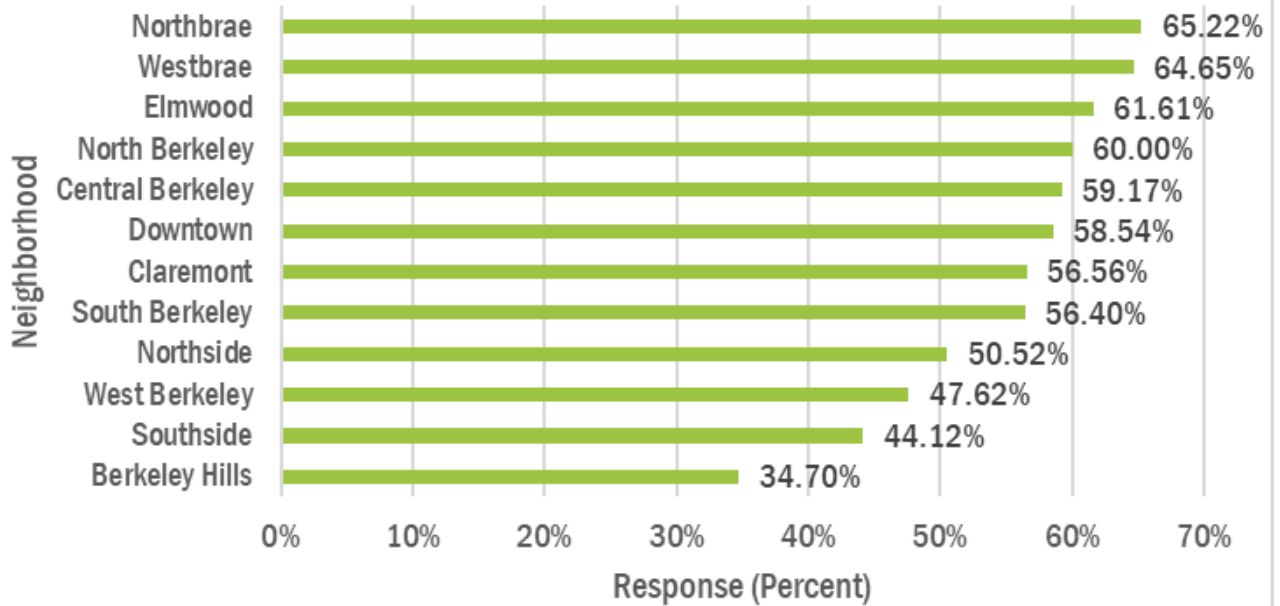
Preferred Location by Housing Type



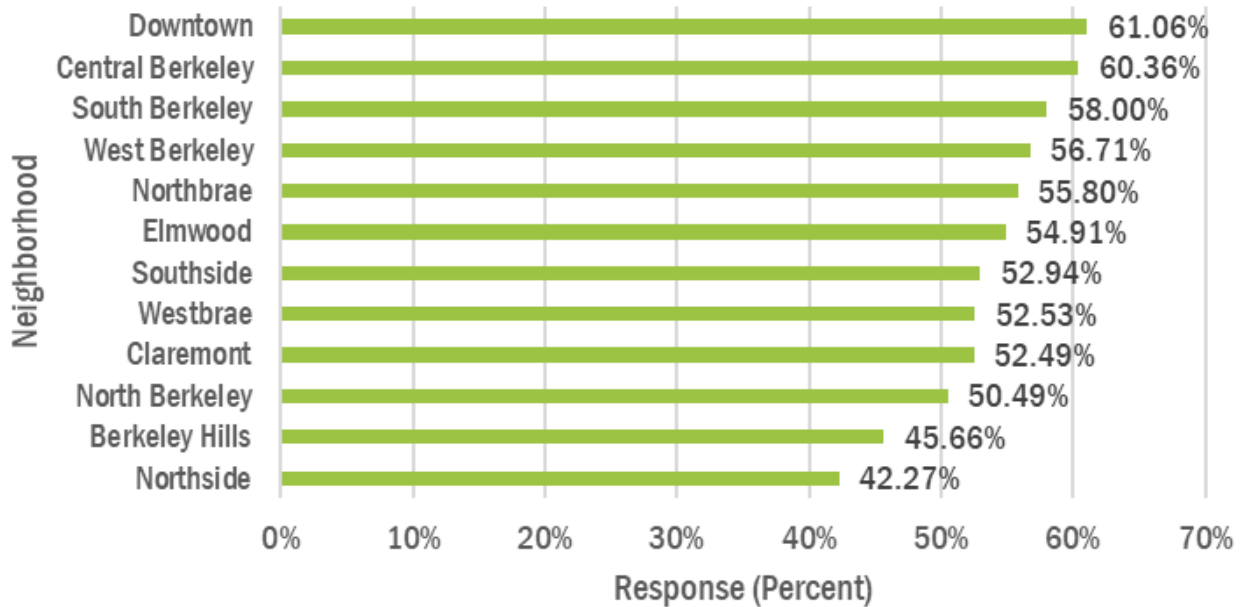
Apartment (Multi-Unit Rental)



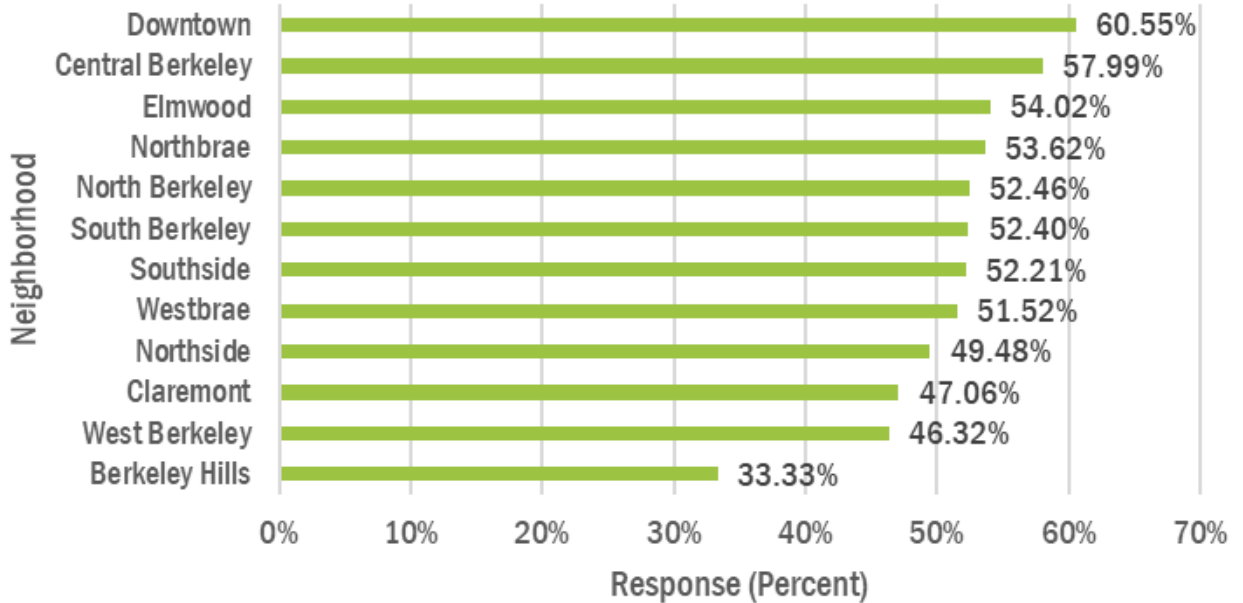
Senior Housing



Permanent Supportive Housing



Housing for People with Disabilities



Write-in Responses

Respondents were also asked to provide any other thoughts they may have about the location or type of housing in Berkeley. The main themes are summarized below. The complete list of responses is included in the Appendix.

Location-Focused Comments

All neighborhoods

- New housing should be built in all neighborhoods across Berkeley.
- All neighborhoods should have a balance of all types of housing.
- Overarching principles of equity should be used in the geographic distribution of housing.
- Senior housing, supportive housing, and housing for people with disabilities should not be segregated to particular areas but integrated and accessible across the city.

Corridors

- Housing density should be concentrated along major corridors such as University Ave., San Pablo Ave., Shattuck Ave., and MLK Jr. Way.
- Housing along corridors provides needed access to transportation, businesses, and amenities.
- High-density housing should be in underutilized commercial zones where there is existing infrastructure and transportation as shown in the General Plan (Shattuck Ave., Adeline St., University Ave., San Pablo Ave.).

North Berkeley BART

- Build new housing at a scale comparable to the existing neighborhood.
- Include commercial uses such as cafes as well as residential.
- Preserve some parking spaces.
- Do not build more than six stories.
- Develop mixed-income housing.

Berkeley Marina

- Develop new housing in the Marina.

Downtown

- Build affordable senior housing, permanent supportive housing, and housing for people with disabilities to access existing resources and amenities.
- Concentrate larger apartment buildings Downtown.
- Reduce the negative impacts on existing communities by focusing new larger developments in neighborhoods designed for higher density, such as Downtown.

Berkeley Hills

- Build low-income and denser housing that has traditionally been absent from the Hills.
- Build taller structures that are designed to utilize natural terrain to protect views/yards.
- Provide new housing for students and for those who desire to bike from the Hills.
- Do not build new housing in the Hills due to lack of public transportation, narrow roads, and threats from fire.
- If ADU development is limited in the hills, then all expansion must be limited in the hills including any expansion within existing footprints.



- Buy the properties in the Hills, tear them down and re-wild the entire hills region and have it become a part of Tilden Park.

West Berkeley

- Do not locate more transitional or housing for the homeless in West Berkeley, which is already overburdened with this type.
- Do not build new housing developments in West Berkeley, which already has seen sufficient new housing developments and multi-unit apartment buildings.

UC Berkeley Campus

- Build larger buildings (7 – 12+ stories) around campus.

Vacant units and land

- Build housing on existing vacant land.
- Use eminent domain to convert abandoned or underused commercial property to affordable housing.
- Develop a program to fast-track building on empty lots, such as for tiny homes, prefab housing, and storage container homes.
- Prioritize filling existing vacant units; do more to encourage people to rent out the existing empty units.
- Repurpose empty first-floor retail spaces into housing.
- Rehab vacant buildings for housing.
- Develop in place of dilapidated or abandoned buildings currently along Shattuck Ave. and University Ave.

Fire zones

- Do not encourage housing in high-risk fire zones 2 and 3.

Higher-income neighborhoods

- Lower-income housing should be built in historically economically exclusive neighborhoods.
- New housing should be concentrated in areas that have historically resisted new housing to help reduce economic and racial segregation.
- Build a mix of housing types in wealthier neighborhoods, including multi-unit condos, multi-unit apartments, and permanent supportive housing.
- Improve public transit in these areas to accommodate population growth from new housing.

Transit-oriented development

- Concentrate new multi-unit larger-scale development near public transportation including BART and bus lines.
- Sites near public transit options should be prioritized to reduce car traffic, reliance on cars and serve those without a car.
- Improve frequency and expand coverage of the public transportation network across the city, including bus routes and safe bike paths.

Regionally

- Do not encourage more housing within Berkeley but rely on other cities in the Bay with more open space.

Housing Types

Affordable housing

- Recognize housing as a human right.
- Ensure no one is priced out of living in the city.
- Build permanently deeply affordable housing through regulations such as increased inclusionary housing requirements.
- Create housing that is affordable to residents at all income levels.
- Prioritize affordable housing in areas that have been traditionally underserved and redlined.
- Distribute affordable housing evenly throughout neighborhoods.
- Prioritize affordable housing in areas that have not historically had it.
- Specifically focus on redressing inequitable decisions that have been made around housing in Berkeley in the past.

Low-income housing

- Prioritize building low-income housing.
- Increase the number of very low-income units.
- Ensure low-income housing is inclusive of families, people with disabilities, seniors, and other special needs groups.

Workforce housing

- Create workforce housing.
- Prioritize housing for City staff and teachers.

Senior housing

- Do not segregate senior housing into specific areas.
- Ensure necessary services are located near senior housing, including places to shop.
- Build senior housing in areas close to public transportation and services.

Housing for people with disabilities

- Create new housing that is accessible and inclusively designed.
- Be cognizant of all types of disabilities and how housing may need to reflect unique challenges.

Supportive and transitional housing for homeless

- Distribute supportive housing across the city; do not concentrate it in one area.
- Homeless transitional housing should be owned and operated by the City.
- Prioritize getting people off the streets and into appropriate supportive housing.
- Provide adequate social services to homeless individuals.
- Consider how to mitigate any adverse effects of supportive housing on existing neighborhoods.

UC Berkeley and student housing

- Coordinate housing needs with UC Berkeley.
- Ensure UC Berkeley builds more University-owned and managed housing to accommodate all students.
- Create housing that is accessible and affordable to UC Berkeley students, which will also benefit other neighborhoods since students will be able to live closer to campus.



- Renters should be granted subsidies from UC Berkeley, since the abundance of students introduces so much competition for rental properties.

Family housing

- Ensure there is appropriate housing that fits the needs of families.
- Preserve existing family housing.
- Recognize there are sometimes difficulties with families living in housing with shared walls as children can be noisy and neighbors are often unsupportive toward families in multi-unit housing.

Single-family housing

- Do not build any new single-family.
- Recognize single-family housing is essential as both an entry-level and family-friendly housing option.
- Balance mix of single-family housing with multi-unit apartments.

2 – 4 unit ‘plexes

- Build 2 – 4 unit ‘plexes everywhere.
- Prioritize 2 – 4 unit ‘plexes in less dense neighborhoods.

Multi-unit housing

- Build multi-unit apartments and condos throughout Berkeley but prioritize locations close to public transportation.

Accessory Dwelling Units (ADUs)

- Encourage ADUs.
- Give priority to ADUs with off-street parking.
- ADUs are well suited for existing residential neighborhoods.
- Streamline the process and reduce the cost to build multiple ADUs in single-family neighborhoods.

Market-rate housing

- The City should not support market-rate housing on public land.

Luxury housing

- Locate luxury housing by freeway onramps like developments on West University Ave.
- Do not build luxury housing on publicly owned land such as BART stations.

Cooperative housing

- Create more mixed-income cooperative housing.
- Build cooperative housing for teachers and first responders like St. Francis Sq co-op in San Francisco.

Land trusts

- Create land trusts as an alternative homeownership model.

Environment and Climate

Climate action

- New development needs to take care to protect mature trees; planting saplings does nothing to significantly help remediate climate change or establish an urban forest.

- Build new housing with strategies in mind to combat the climate emergency.
- Build new housing that is environmentally sustainable and carbon neutral.

Green space

- Design new housing that has ample green space.
- Center new housing around parks and plazas.
- Encourage and plan for new green spaces accompanying new housing for health and sustainability benefits.
- Do not build new housing in existing green or open spaces that currently serve the city.
- Recognize the importance of backyards.

Housing Design and Character

Design

- Require setbacks for both aesthetics and safety.
- Build new housing that has unique aesthetic design over generic box-like structures.
- Prioritize good design and balance it with the cost and time required to build housing.
- Ensure the design of new housing does not produce shadows that limit solar options or block light in such a way that people cannot have gardens.

Parking

- Develop new housing, especially multi-unit, with off-street parking for all residents.
- Reduce parking only in locations that are well served by transit.
- Build multi-unit apartments close to transit without parking to help meet climate goals.
- Rather than sacrifice parking spaces at BART, replace less-desirable buildings with new denser housing.

Neighborhood context

- Preserve existing neighborhoods.
- Develop new housing that complements the existing neighborhood context and culture to encourage social cohesion.
- Ensure policies are sensitive to the impact of new housing on established communities while making clear to residents of those areas what benefits new development will bring.
- Do not be afraid of changing the “feel” of a neighborhood to create enough housing.

Regulations and Planning

Housing Element and required RHNA units

- Housing Element plan must be realistic and credible; the plan must represent likely actual construction in the eight-year horizon.
- Reexamine the 9,000-unit requirement, which is too high and unrealistic.
- Include the hundreds of empty new apartments that no one either wants or cannot afford in the count.
- Dedicate all 9,000 units to low-income, homeless, seniors, and people with disabilities.
- Develop a sufficient long-term plan instead of a 9,000 unit push now which will result in high-density towers.

Zoning



- Upzone all neighborhoods to encourage new housing of all types everywhere.
- Prioritize upzoning in low-density neighborhoods such as the Hills to allow more multi-story apartments.
- Create more mixed-use zoning; separation of uses through zoning promotes higher car usage.

City Systems

Infrastructure

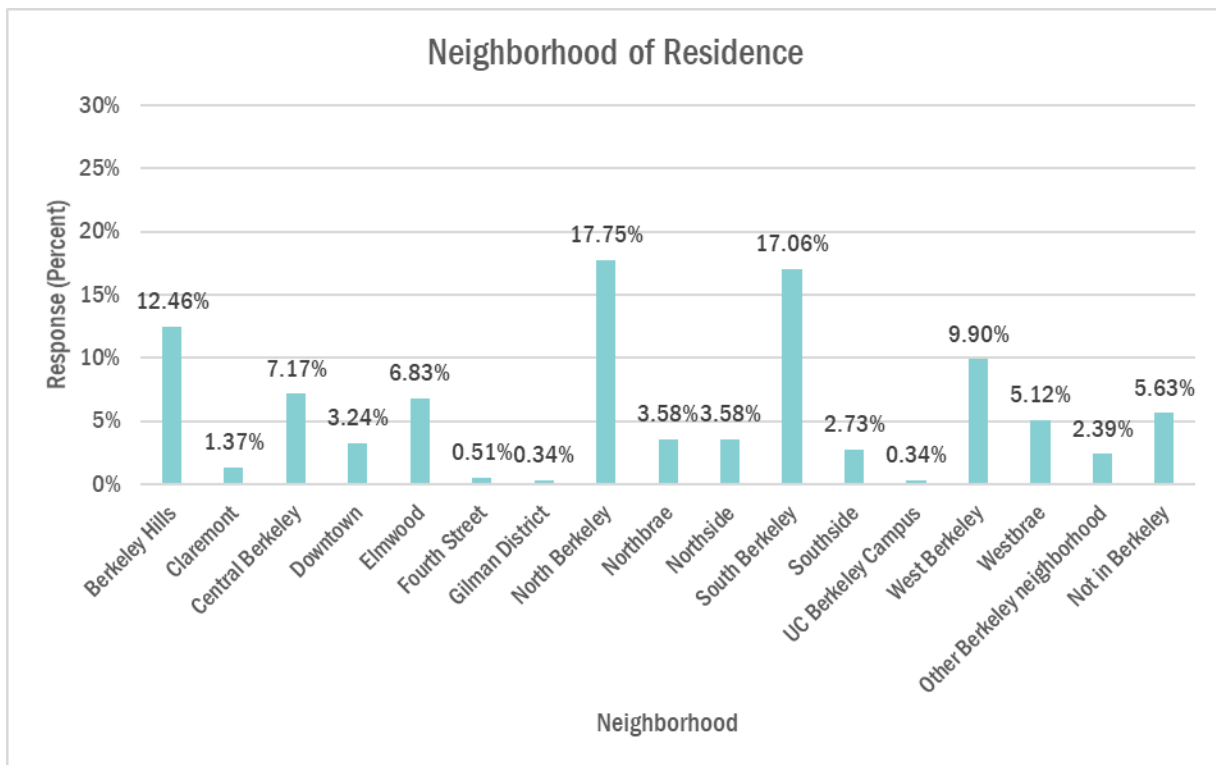
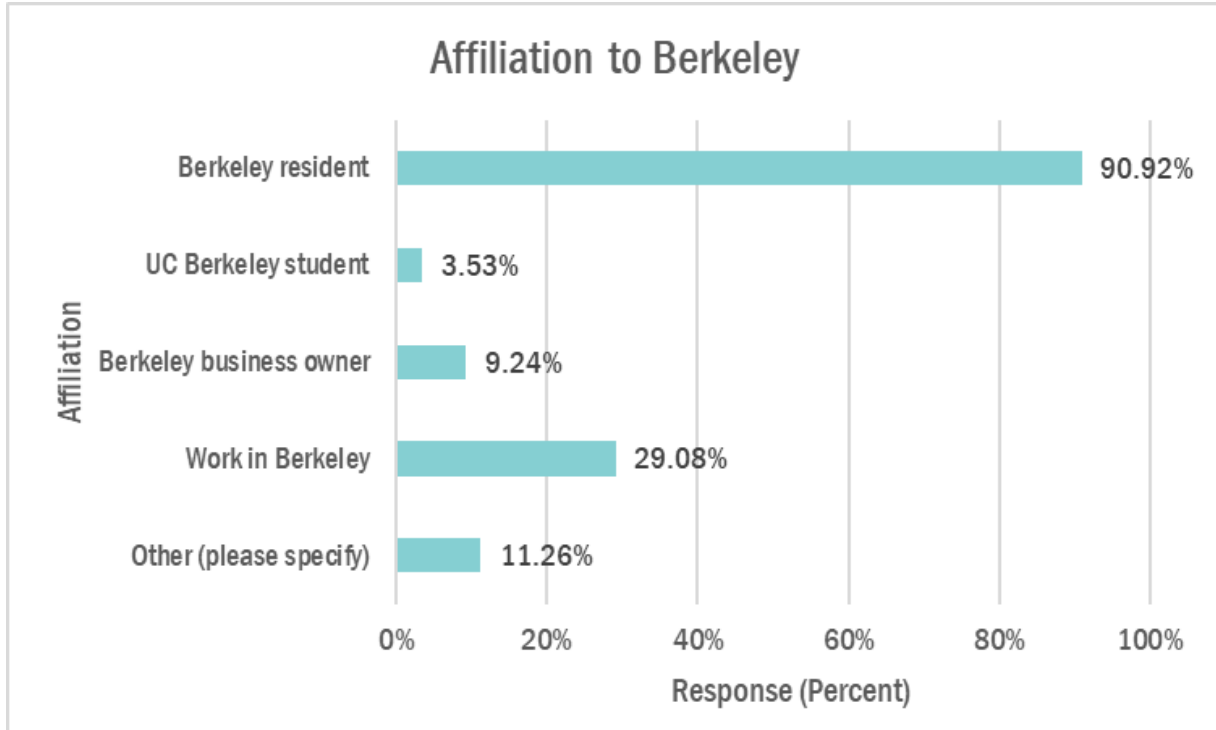
- Ensure sufficient infrastructure to accommodate all current and future residents.
- Mitigate effects of increased population on infrastructure systems including maintenance of roads, sewage system, water, gas pipes, utility lines, and off-grid power.

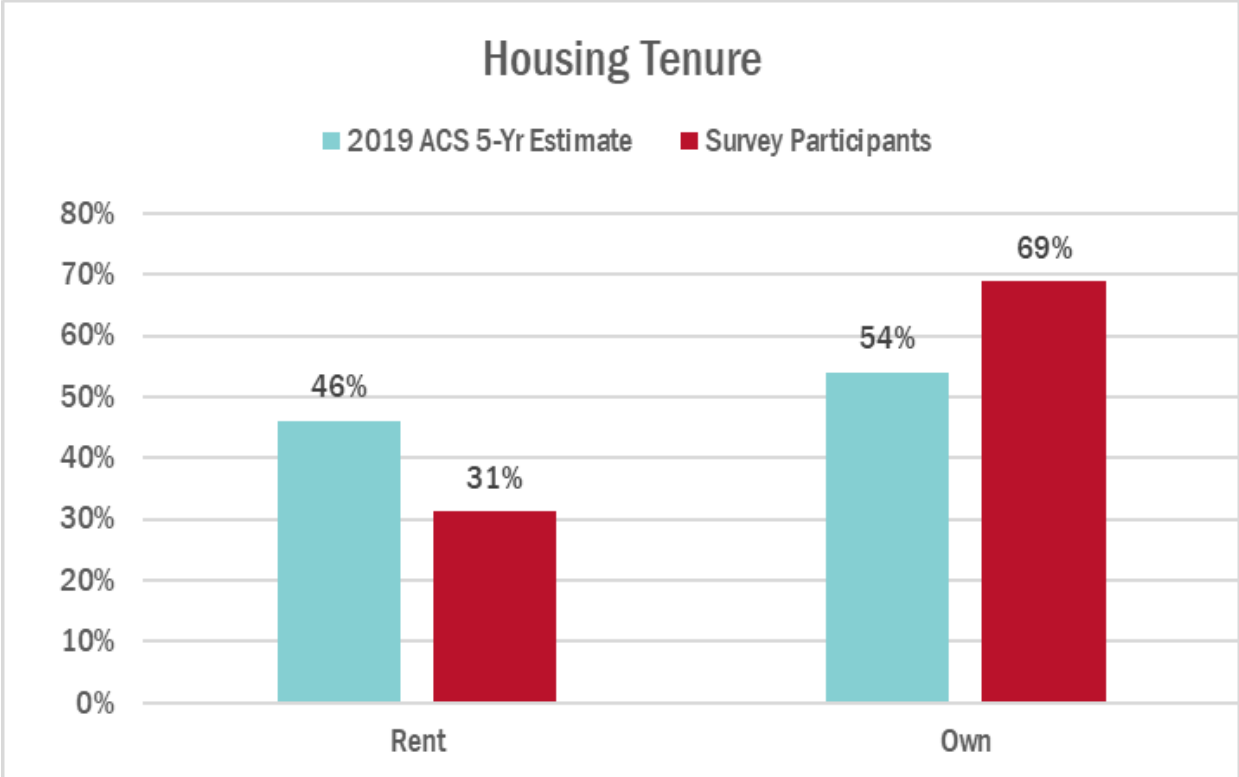
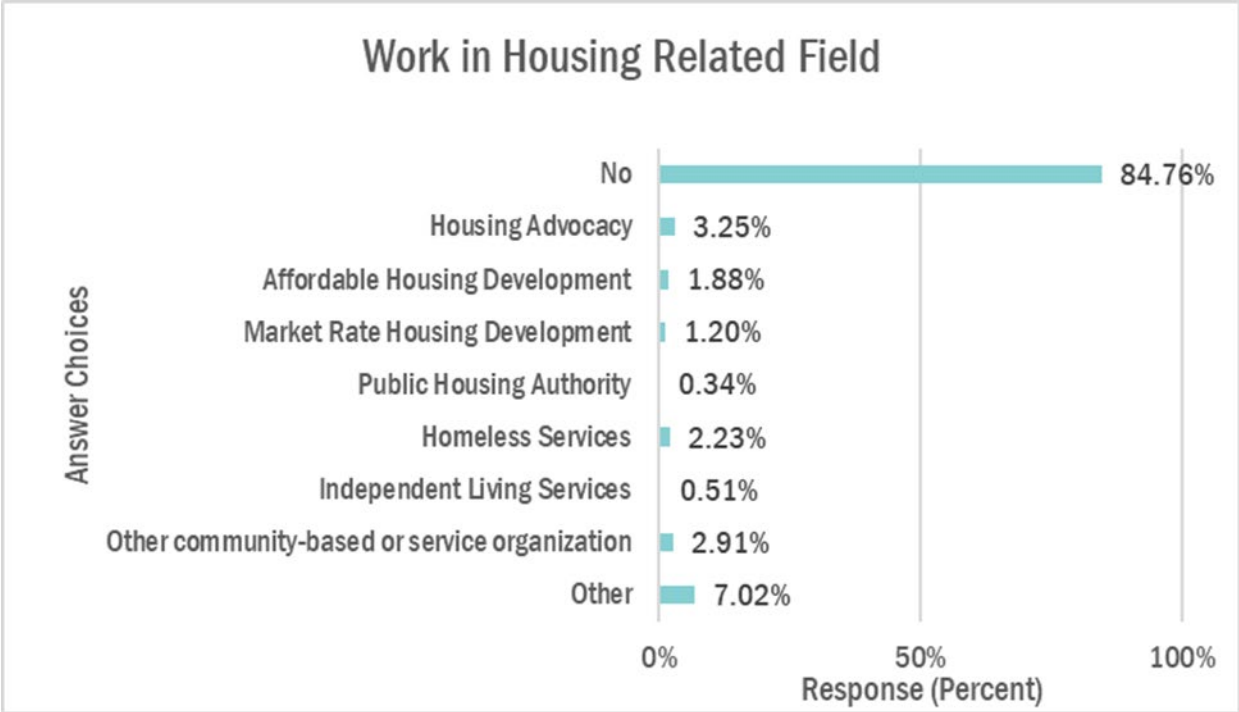
Amenities and services

- Ensure new housing has access to amenities.
- Consider how the whole community functions and how services can be integrated.

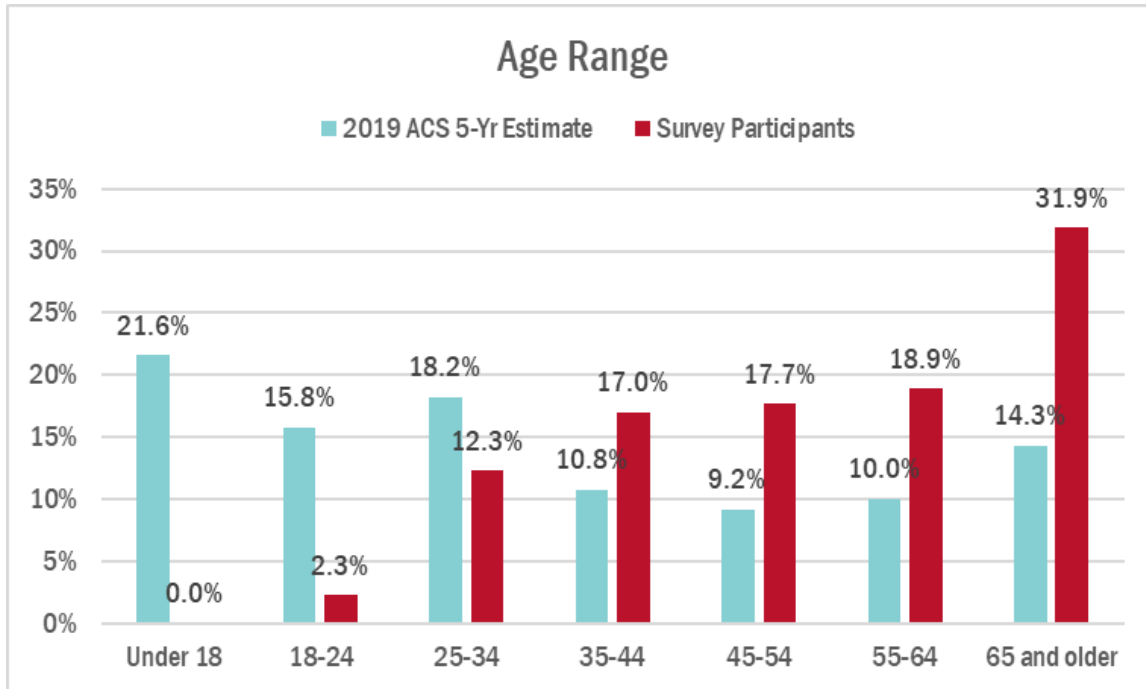
Participation Demographics

There were eight demographic questions in the survey, intended to help staff refine the engagement process and track participation in the Housing Element Update process. Responses to the questions are shown below.

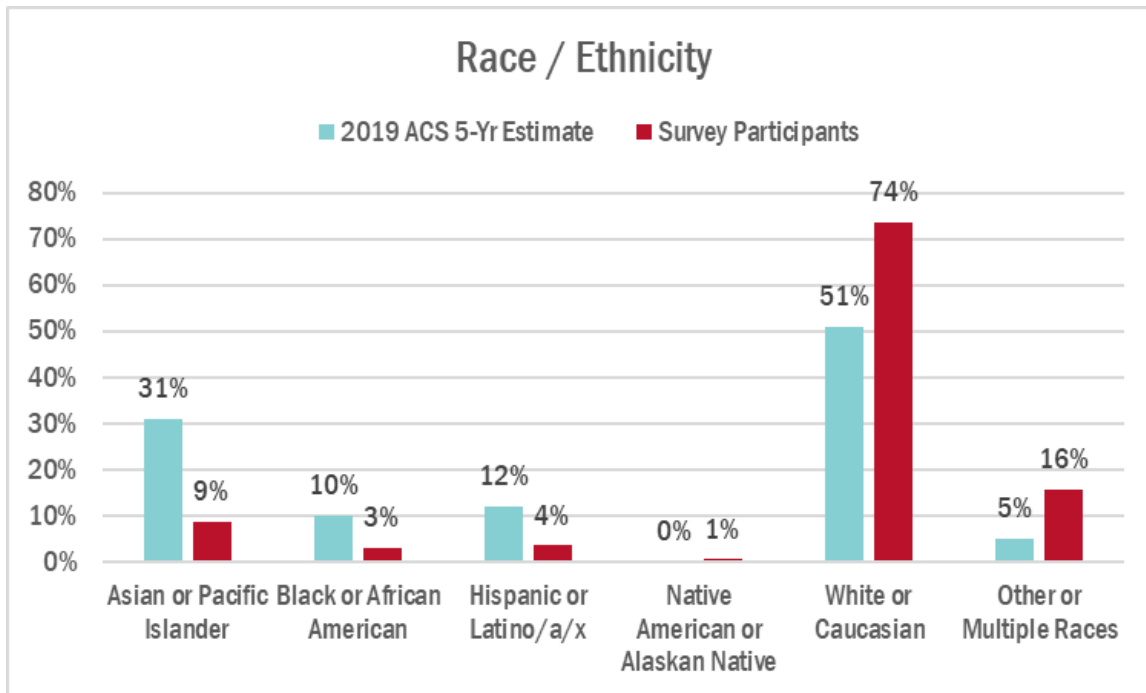




Source: Association of Bay Area Governments Housing Element Data Package. U.S Census Bureau, American Community Survey 5-Year Data (2015 -2019), Table B25003

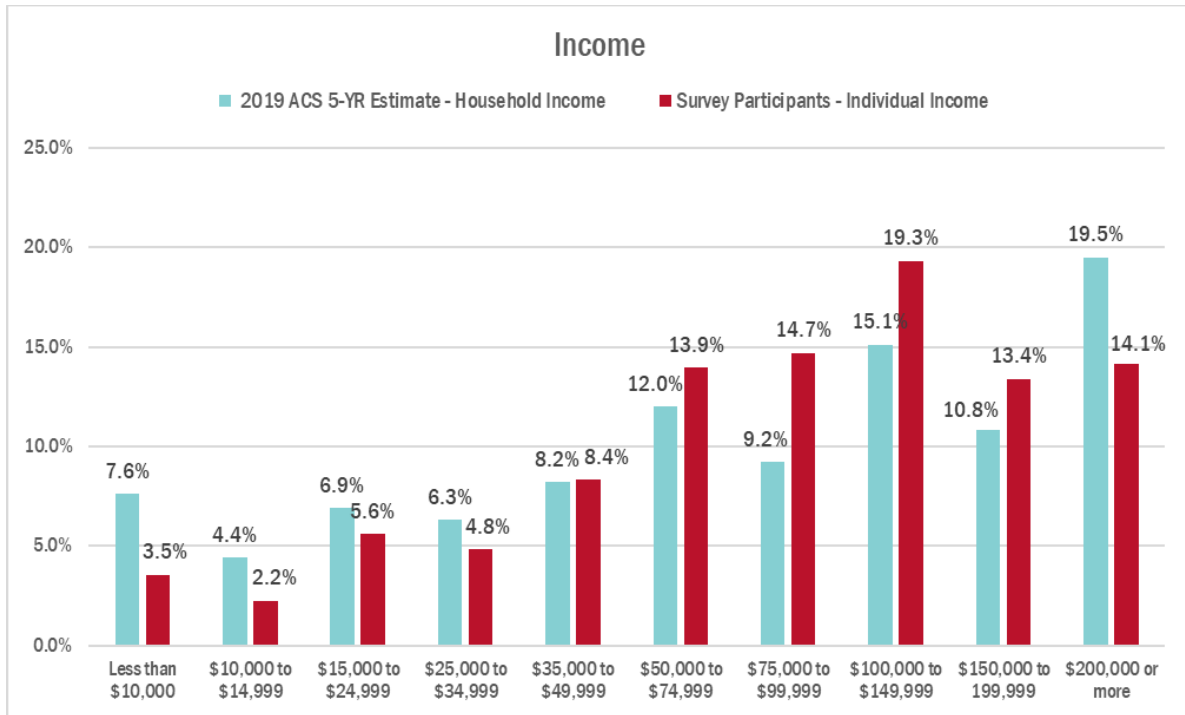


Source: American Community Survey 5-Year Data (2015 -2019), Table S0101

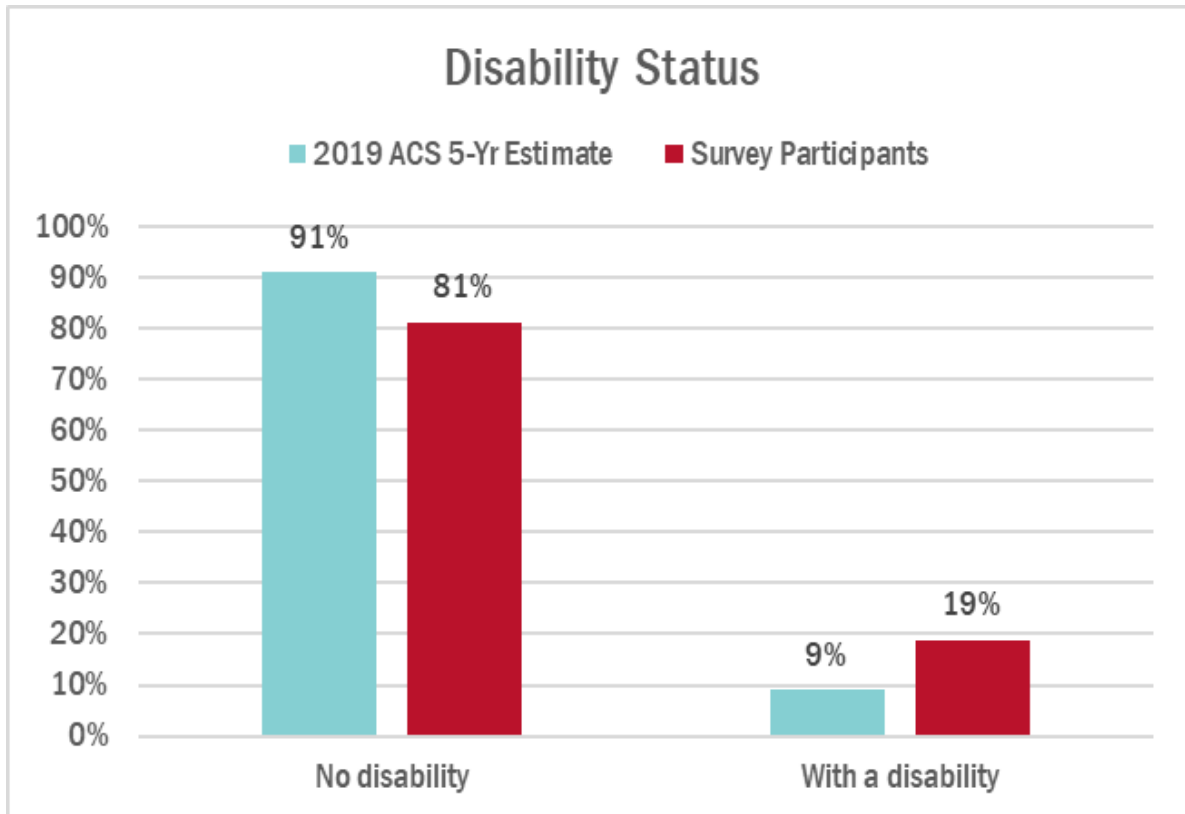


Source: Association of Bay Area Governments Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015 -2019), Table B03002. The Census Bureau defines Hispanic/Latinx ethnicity separately from racial categories. For the purposes of this graph, the Hispanic or Latinx racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group.





Source: American Community Survey 5-Year Data (2015 -2019), Table S1901



Source: Association of Bay Area Governments Housing Element Data Package. U.S. Census Bureau, American Community Survey 5-Year Data (2015 -2019), Table B18101

Appendix

Berkeley's Housing Successes

Respondents were asked to respond to the following prompt:

"Which of the following does Berkeley do well (select up to 3)? If other(s), please specify."

The complete, unedited set of write-in responses for "Other" is provided below. Many of the write-in responses focused on Berkeley's housing challenges; those responses are included in the summary of Berkeley's Housing Issues below.

Approving two-story ADUs in Fire Zone 2
Truing to require more affordable housing
Putting out this survey.
I'm not clear on this, what Berkeley is doing. Is it easier now to build ADU units on a small back yard? I wish Berkeley would send updates on these things in regular mail, not online stuff.
Having elected officials increasingly committed to increasing affordable housing production, preservation, and protections.
Positive rhetoric from city council
Keep the Berkeley character of existing/older buildings by landmarking and structure-of-merit designations.
Maintaining established historical community oriented neighborhoods with good mix of low rise single-family homes, duplex, triplexes and fourplexes.
City has improved housing production, both multi-unit and affordable, but still is short of what is needed
Incentives for seismic retrofit upgrades
Incentives for housing rehabilitation; incentives for energy efficiency and climate adaptation,; building new duplex, triplexes, or fourplexes.
Financial incentives for seismic retrofitting
Incentives for seismic retrofitting
Working to address historically racist single family zoning policies.
Sufficient landlord protections.
Berkeley is only doing well at building market-rate for massive profit and speculation apartments condos etc...
Berkeley Is doing great building market-rate housing. Berkeley needs more affordable housing, not enough is being built. Not enough tenant protections, the demolition ordinance and the relocation ordinance need to be updated to improve tenant protections. The elevator ordinance needs to be updated to protect people with disabilities and it needs to be enforced!
seems to me the only thing done well here is building market-rate/luxury apartment buildings.
Market-rate and luxury housing production. Lots of success there.
You omit to mention relations with the University, which is a main driver of housing shortages in Berkeley. The City has failed to make UC meet its responsibilities in this regard. On the plus side I approve of new multi unit housing where infrastructure is adequate.



Multi-dwelling units near public transportation
Building high rise multi-unit housing in appropriate high density and in existing high-rise building districts. e.g. Along major streets with existing high-rise high density apartment buildings such as along Shattuck, University Ave., and San Pablo.
Building four story buildings on San Pablo and Shattuck.
building market-rate fancy multi-unit housing
Maintaining and creating small nuclear community/neighborhood shopping and gathering places.
Thinking very carefully before agreeing to developers wishes to change local regulations.
The rent board is very helpful.
Rent Control
I don't know what Berkeley is doing in some of these areas. I do know I have rent control which is wonderful. I have a one bedroom apartment I've been in for 15 years that costs about \$1000. I am still working at 76 years old and hope to keep working until I'm 80. At that point however, I need section 8 housing and would love to live at Redwood gardens. However, that is never open for even a waiting list. I need a building that has section 8 because I have about \$1000 for my Social Security and that is it. I live in an apartment building near out to bed so special and would love to stay in this neighborhood or in the area of Redwood gardens
Upkeep of older housing stock with seismic retrofits
Street landscaping and street calming measures where appropriate.
taxes to raise money for affordable housing
property tax refund for very low income homeowners
I say that "sufficient tenant protections" is a strength - that is true for older (pre 1995) construction.
Locating high-density housing adjacent to rapid transit
Berkeley is starting to develop along the San Pablo Avenue and University Avenue transit corridors. This is a huge step in the right direction. Increased housing density will help support improved transit.
Building new transportation alternatives to car infrastructure to support less off-street parking associated with housing projects.
Good transit Nice open spaces
Bike and pedestrian infrastructure that supports multi-modal transit that is good for higher housing density (which we need)
Berkeley is doing a great job enabling encampments of unhoused folks.
if any of the above choices describe something that the City supports well but is likely to have detrimental effects, how can a respondent express it? survey design is either cynical or amateurish.
The phrasing of this question is ambiguous. I.e., Some things work well but shouldn't, e.g., Hitler's death camps were quite efficient. While none of these options are like that example, a respondent might acknowledge that the option is doing what it's intended to do but also might want to take issue with that intent.
How would I know what is working well for housing in Berkeley? I see all this building going on now that the City Council is pro growth. But who is it benefiting? Filling the coffers of General Fund so City Council can do their pet projects? The above question seems to pat itself on the back.
There are so many things that are just opening up and we haven't really seen the results yet, like ADUs. What is abysmal is letting housing deteriorate because of negligence by the owners.

Building housing for young affluent wage earners who HHI of about \$120K a year (who can afford rentals at \$3K -4K and up)
Turning Berkeley into a Lego village.
I see the City making some progress and marginal improvements but don't see the City doing well in these areas.

Berkeley's Housing Challenges

Respondents were asked to respond to the following prompt:

“What are the three most critical housing issues or challenges Berkeley faces? If other(s), please specify.”

The complete, unedited set of write-in responses for “Other” is provided below.

It's easier to say what is wrong with Berkeley's housing. One problem is no information is given for how many new ADUs; how many single family-units are being built and so on. What are the affordable housing requirements? How many low income housing units are required? Without that information, I am not able to make judgements on what Berkeley does well.
In all the above the city of Berkeley is not making the considerations of accessible and inclusive housing. Specific the city of Alameda is working with their commission on disability and has come up with inclusive design in order to provide better housing and or persons being able to make adaptions by having the foundation of inclusive design standards.
Berkeley has to make big improvements in housing especially accessible and inclusively designed housing. I am not able to select the above as the city has not been willing to accept recommendations from the commission on disability nor invite us or work with the community on these important housing needs.
Building ADUs that cause privacy, view, and light detriments for neighbors is a huge problem. Deep inequities between those who are interested in making money from ADUs and those who wish to preserve the privacy of the land and home they purchased. It is the money making ADU side that is getting all the advantages, and modest homeowners who want to live in their own properties that are getting harmed.
Recent ADU ordinance discussion exempting hill district was discouraging, as was allowing over-sized ADUs in flats with very little setback required. ADUs are great, but keep them smaller and less intrusive. We need open space/gardens too.
Homeowners choosing to build ADUs on their own land is working far better than developers destroying what is there to build high rise condos on the lot. example the Peyton House on Berryman. (the development would look better on a vacant lot that had no trees in the way)
But enough housing has been built. Historically, the city has disincentivized the creation of new rentals, made it too easy for people to resist new housing, and scared potential small landlords from renting ADUs and similar units. Luckily, a few council folks have led the charge against such practices (Taplin and Droste). City staff should know that MANY of us are tired of the resistance to new housing and support the steps towards reducing barriers to housing. For one, ZAB is a useless entity.
Not enough funding for below market affordable housing development. Not enough sites identified for below market affordable housing. Not enough housing for households with incomes under \$100,000 a year; too much market-rate housing.
Not enough affordable housing
Lack of affordable housing



Lack of affordable housing. Not enough in the element, more weight is given to market-rate housing. Berkeley needs MORE affordable housing would also like to include the University of California and it's lack of building affordable housing for students.
Build more affordable housing
Need for more affordable housing rather than strictly (or primarily) market-rate housing.
Lack of truly affordable housing. Also a lack of tenants and/or community organizations who are committed to providing affordable housing to be able to purchase multiplex properties. We need TOPA!
ONLY Affordable housing for families, teachers, BIPOC displaced folks looking to their right to return. NO high rise buildings. Affordable housing or units for the lowest of low income. Affordable 2+ bedroom for families. NO MARKET-RATE HOUSING is needed. Promote and incentivize rehabilitation not demolition. STOP favoring the developers, real estate and special interest. ONLY 1000% Affordable housing @ N & S Berkeley Bart! NOW is the time to make the changes needed to get away from GREED, extractive practices that only benefit a few. Why do you have to ask what is working well? If it was working you wouldn't have to ask.
City not requiring more affordable housing for multi-story units and that affordable units aren't required to be included in the buildings themselves (instead of paying the in-lieu fee)
Forget UC and the developers. Think about needing affordable housing for people who have grown up in Berkeley and are being forced to leave. Permissive land use regulations - generally for UC and the developers. Protect the current residents. Berkeley should not be all about the rich. What about the oldsters who own homes but may soon be forced out?
Very little affordable housing. No low income housing-- our elderly are suffering.
A range of affordable, green, senior housing options. I've owned a home in Westbrae for 26 years. At 61, I wonder if I'll be able to afford to stay in Berkeley much less my neighborhood. It's my home.
Lack of affordable housing while city encourages construction of high rises which do not meet needs of affordable housing population but provide tax write offs for those invested in high rise housing stock. These high rises are notorious for having lots of vacancies - good for hedge funds investors - doesn't meet the needs of most people. There is a push by construction industry to discourage residential zoning for single families and politicians propose putting multiple units high rises in single family residential zones which predictably will serve the interest of hedge funds investors but not the general population as the national trend shows. Single family homes represent the single most important source of wealth for families in this country. Berkeley politicians are guilt tripping single family owners into permitting high rise construction all over the city.
I am not sure what is working right now in Berkeley regarding housing. The major problem is a huge misunderstanding of what "affordable housing" actually means. It is not a badge of honor to keep building "affordable housing" that is in fact, not affordable. I believe the city should use all its resources to turn the buildings it does have/own into housing for people who can't actually afford to live here. Why not repair/upgrade closed schools/ buildings/abandoned industrial cites and repurpose them? Why not turn the apartments-to-be above BART into low-income housing for all the renters. Let them have first crack at the offerings.
regulating Airbnb so that long-term rentals return to the pool of rental housing. Although Berkeley's sidewalk gardens are beautiful, the absence of any reference to soil and water in the categories named above also suggest that the City seems to be failing to take seriously the "climate adaptation" work performed by water-holding yards, gardens and shared green spaces.
Too many barriers to building housing

Not involving local neighborhoods and homeowners enough in decisions around proposed housing developments at BART station locations.
Destroying access of existing residents to BART by removing BART parking, e.g. at North Berkeley. This results in anti-housing backlash as residents seek to retain access to BART parking by shrinking population.
As someone who lives in a BMR unit, the lack of oversight from the city and illegal rent increases we face are a huge problem especially when you consider the habitability issues BMR residents face like roaches, dry rot, constantly down elevators, and crime/drug dealing. Maybe the city needs to completely administer BMR instead of just expecting owners to do it in a correct and legally compliant way. I also think the city of Berkeley does not generate enough condos.
The building stock needs a lot of repair, and the permitting process makes it hard for people to renovate their property
Berkeley needs to be more aggressive in discouraging driving. Cars are the single largest source of GHGs here and we need to make the streets safe for all users, not just convenient parking for folks who can afford a car.
Preserving the diversity, unique character and quality of life in Berkeley - not turning Berkeley into a dense high rise city like Hong Kong or Vancouver in which all new housing is owned by corporations and wealthy private investors.
Allowing developers to build housing that is out of character for Berkeley and charging excessive rents for apartments. There needs to be more control on what is being built and where so that the neighborhoods are not impacted with outsized monstrosities.
Responding sanely to the climate emergency. Remember the climate emergency? Sure you do. Housing the homeless and preventing displacement. That these aren't even on your survey shows how absolutely broken is the paint-by-numbers "best practices" nonsense that rules over the bureaucracy and the mentality in the political offices.
Far too well. The city push to build market-rate rentals is a shame, moving housing from family ownership to corporate assets. Rather than creating community, this create transients, renters who are either unable to save for a house because of high rent or forced to move to a place where they can afford a house.
Cannot check any of these as they focus only on housing production, are silo'd, and don't address the bigger picture, how the housing fits into the community and how will we keep our community enjoyable, nature-filled and livable.
Very limited number of condo units
Displacement and lack of deeply affordable, low-income housing
Too much density!
I didn't check "Gentrification" because it's a really vague term. "Displacement", both of individual people and whole communities, is a major issue.
displacement of current residents who cannot afford to stay
Nothing is working well. City government is implementing policies that displace lower income families in favor of high-end small multi-units or large student dorm type complexes. Neither serve regular Berkeley residents.
Berkeley is not a closed system. Additional housing does not address displacement unless it is affordable housing.
Displacement due to high rent/cost of homeownership
DISPLACEMENT is an issue, which is often used interchangeably with gentrification, but is different. Lack of missing middle housing options, both income and form.



PREVENTING DISPLACEMENT of, and prioritizing housing & services for longtime resident Seniors, especially renters.
Increasing issues with emergency and fire safety and access due to more constrained road conditions as a result of significant increase in segregated bikeways, bulb-outs, and other hard obstructions and narrowing and winding up of the roadways. These "street calming" features make it significantly harder for fast and reliable fire and emergency vehicle access.
empty rental units being held off the market because it is so difficult to get rid of problem tenants
Connect with multiunit owners that are desperately looking for tenants.
The City of Berkeley does a great job of going forward with policy without bothering with public input.
Ignoring environmental limits to growth, e.g. water, green space.
* LACK OF ATTENTION TO EQUITY BY POLICY MAKERS ABOUT HOW TO SPREAD OUT HOUSING ACROSS THE ENTIRE CITY (HILLS! WEALTHY SINGLE FAMILY AREAS...) TO FILL IN THE ENTIRE CITY - NOT JUST CREATE A GHETTO AND THE HILLS... AND ADD NEW CONNECTIONS TO TRANSIT ACROSS THE ENTIRE CITY INSTEAD OF CRAMMING ALL INTO THE "FLATS". ALSO LACK OF ATTENTION TO LONG-TERM FLOW AND PLANNING FOR ONCE THE THOUSANDS OF PEOPLE (THEORETICALLY) ARRIVE
Where Berkeley's affordable housing requirements fall short is its failure to address and diversity exclusionary neighborhoods that currently primarily serve wealthy single family home owners. For example, District 5.
Exclusionary neighborhoods that lack housing options for low income families. The persistent failure to diversify the housing options in these neighborhoods holds our town back.
Not taking the needs of existing homeowners into account.
Removing minimum income requirements, Adding more affordable housing just for Berkeley residents ONLY (or) first priority given to Berkeley family's, Adding more affordable housing rent based on income no voucher needed and no minimum income required
I've been renting in Berkeley for 20+ years but can't afford to buy a home here. Perhaps you could help Berkeley renters to become first time homebuyers in Berkeley.
stopping developers from flipping "fixer-uppers" & trashing the homes they flip by stuffing them with energy-intensive fridges and other useless & ugly "renovations" before people can buy them;
no longer allowing new gas connections.
Gentrification is different than displacement. Displacement is a problem. Gentrification is when it's too late.
Failure of City to understand core causes and options in considering need for new housing
Organized opposition to new housing developments of nearly any size and location. Several unsupportive City Council Members
YIMBY's are over-represented in the City Council. The City Council is overwhelming the citizens with too many simultaneous development proposals ,presented in council meetings lasting up to nearly 6 hours. This effectively shuts the community out of the process. My councilperson misrepresented themselves to most of my neighbors re their development agenda. We are unhappy and not represented in city council.
Leaving open green space in Berkeley
Diversified geography and issues regarding hazardous conditions.
New rental units are not affordable to community, teachers, residents or young people who have grown up in Berkeley.
It is hard to limit the number of issues, and some issues can lead to other issues. The high cost of homeownership could lead to homelessness. Restrictive Land Use Regulations does lead to higher land costs and subsequently Higher Rental Costs

High cost for any type of housing Under-used disturbed land (i.e. parking lots, one-story commercial districts) Insufficient density of housing around transit hubs and routes
Living in Berkeley but it is so expensive. I would ideally like to stay in Berkeley but there is no help or support for the hard working class. My husband and I live with my parents 12 years already. You can't live in Berkeley on your own. We are really trying to get our own place. I would really like my kids to stay in Berkeley schools. Grew up in Berkeley had my kids in Berkeley. Would like to stay in Berkeley. The transportation is easy for me since I don't drive and I am a mother of 3.
I moved to Berkeley in 1981, as a student renter at UCB. In 1986 I became employed at the University, and have been working here in Berkeley ever since. I purchased a humble house in 1994, and had to sell it in a 2015 divorce. Although I earn almost the exact average household income, as a single parent with two children to house, I cannot afford to purchase a home OR rent a home for my family in Berkeley. I wish I could return!
Most of the Berkeley Unified School District (teachers, assistants, custodians, drivers and more), except for the administration, can't afford to live in Berkeley or most of the Bay Area.
High cost for anything connected to housing: homeownership, rent, land costs, property taxes and fees.
I don't know. After being a North Berkeley homeowner for 15 yrs, I'm becoming a renter soon and having difficulty finding affordable rentals in the neighborhood after divorce.
building housing people cannot afford. As well as, building extra building when the first building are not even full. Why, build anymore. Cause dark areas where there is no sunlight it's being blocked. Causing congestion where there's not enough space for driving in the small college town. These expensive apartment/condos should've of been built below the freeway. And now where else. Taking empty buildings was not a good choice to change to apartments/condos. There should more housing for low income. Berkeley has never had that many people in its college town. So, why the need for the over abundance of multi-units, duplex, triplex and fourplexes. The homeless is not all from Berkeley and its not that many that we need 45,000 more housing.
Unaffordable housing Inadequate housing/transport balance
Lack of housing that the majority of residents can afford. UC constantly increasing the number of students yet being unwilling to build any housing at all on the campus, which means that UC is gradually pushing many non-students out of rental housing.
There are more than three: high cost of ownership, high land costs, high rental costs, homelessness, lack of housing options, restrictive land use regulations, restrictive rental practices.
High rental costs for community members that make minimum wage, unlivable costs.
High rental costs, High cost of home ownership, Gentrification
Emergency access, especially in the Berkeley Hills.
None of the above. City of Berkeley is not addressing preservation of historic homes and neighborhoods, allowing homes to be demolished vs renovation and adding units that way while preserving the character of Berkeley, parking requirements removed that are needed for families and elders. Similar to the 1960's, tearing down homes to put up ugly apartment that led to the preservation movement. Where is Berkeley going?
Is there a "plan" for dealing with homelessness? City appears to only apply tactics, without a strategy or plan. If so, where is this plan written down? What are its goals? Annual costs? Sources of funds?
Homeless
HOMELESSNESS is a critical human rights/ health and safety issue as a product of housing issues (not a cause thereof) *CITY CREATES BARRIERS TO MAXIMIZING CONVERSION OF SINGLE FAMILY HOMES TO MULTI-UNIT* (City should facilitate and incentivize single family to multi-unit conversions and for lower



income/ senior homeowners provide financial assistance for multi-unit conversion. Would create more housing, more quickly and with less disruption and environmental impact of new structures. Increases housing density. Would help low/ fixed- income seniors maintain and improve safety and energy efficiency of their aging homes. Promotes age and income diversity in neighborhoods. Minimal disruption to "character" of neighborhood and less opposition. May help avoid social isolation and improve health and safety of seniors living alone. Likely to COST LESS than the millions the city/ mayor give away to large developers and builders despite the profitability that independently incentivizes new construction projects. Conversions of existing homes furthers policy goals AND at the same time benefits the oft-overlooked struggling citizenry of Berkeley and does so directly and efficiently without the bloat and waste and divisiveness.)
need more subsidized housing and housing for the homeless
The single MOST important thing is to house all people. Build wherever you can, tiny houses, multi unit studios -- whatever!! Stop talking and BUILD. These surveys are meaningless unless they are followed by action!!
As a note to high cost of ownership: The scarcity of housing inventory leads to higher prices for land and homes. While increasing supply will not immediately bring prices down it will lead to greater options and variation in housing.
Insufficient new building.
Market-rate housing dominates housing production. ADUs could help, but I just visited one that was a short-term Airbnb-type rental. This is not helping Berkeley's housing crunch. State mandates to supersede local zoning is not good policy.
Honestly, Berkeley is facing a housing crisis and I don't see it changing anytime soon. The city needs to build more housing: multi-family units, rentals, and single family homes. It seems like there's a contingent of home owners that do not want Berkeley to build more housing for residents. This is unethical.
there are less housing units in Berkeley than there were 40 years ago.
Not building enough housing. Too much regulation and not enough funding around housing. Downsizing current projects to fit with affordability requirements rather than building housing where it is needed. Lack of housing near BART.
To be honest I don't think Berkeley does any of these things "well". It seems very difficult to build new affordable housing or market-rate housing. Given how many folks are living on the street I assume that in addition to there being an extreme shortage of housing, tenant protections are also not strong enough
Secondly, although affordable housing is vital, does the city charge so much as to make it less affordable to build nice housing? I think some politicians have added higher affordable costs for developers in order to make development less possible.
Lack of updated infrastructure to support the massive number of new housing units envisioned.
This is an absurd way to begin a survey. Are you asking us what we think the city SHOULD be doing? or not doing? If this is a wishlist of what the city MIGHT be doing well but isn't, I would add 1.) helping nonprofit land trusts recoup vacant houses from absentee landlords
Unscrupulous landlords
Lack of landlord representation on rent board discourages people from developing rental property.
I have heard that landlords do not have much leeway to evict problem tenants, hence homeowners are reluctant to rent rooms out and help ease the housing situation.
Not sure that Berkeley does ANY of these things well, or that any of these listed items are "working well." As for "Sufficient tenant protections," well, more than "sufficient." I own rental property, but I would

NEVER own rental property in Berkeley. I know many others who have same situation: own rentals, but not here.
Creating loopholes for builders to avoid building affordable housing.
Housing for very low income housing. There are not enough, and when one applies, one is placed (if one is lucky) on a waiting list. I could be homeless before a lottery brings up my name)
We need real low income rental properties. Or, the state to build public housing. No more blocks of luxury and so-called affordable housing apartments. Plus, we need to tax foreign real estate purchasers.
We VERY little housing inventory for families who are below the \$50K household income. Alameda County definition is "\$120K or below" for "low income" - this is very disingenuous and doesn't really serve those who truly need housing (as opposed to others who need it but have other economic choices).
There is not enough low income housing. One reason why we have homeless. It is getting worse, now that many places, like Redwood Gardens was sold and the new management doesn't seem to care about the tenants. Waiting lists are way to long. With the Pandemic, decisions made previously are coming back to bite us. Our mayor has made deals with UCB, which hurts us.
For those on lower or fixed income, lack of housing options or flexibility.
Insufficient building of housing for low-income, very low-income and extremely low income residents
Let property owners maintain and improve their properties.
Berkeley does not need one more market-rate rental unit. The MacArthur tower is 23% empty - after many years! People need a path to build generational wealth, and build community. Tall apartment buildings do neither and merely enrich developers. Without ties to community -we are seeing increasing gun violence. This used to be a great place to live and raise children. Not anymore. We need subsidized condo's for sale, not rent! The rent board is causing more problems than it solves. A person would have to be Out Of Their Minds to rent property in Berkeley! We need more landlord representation on the rent board. If it was safer to rent out property - more units would be available.
This is an incredibly biased survey. The city has been making it much too easy to build market-rate housing, which only worsens the status quo, as opposed to being a good thing like this survey and specific question/set of answers implies. What we need is tons more affordable housing. And on tenant protections, the city has moved BACKWARDS because the mayor stripped rent control and evictions protections from many tenants, such as many living in ADU's.
Building the wrong type of housing. The focus on large scale housing developments at market-rates will not solve the housing shortages for those most needing housing.
I'm uncertain "gentrification" intends to characterize the impact of ultra high income new residents, who have the resources to out bid otherwise middle class buyers. It's a very big problem.
We need to allow dense multi family housing near transit and have simple objective standards for builders to follow.
Berkeley has successfully built lots of multi-unit housing. It surrounds me, and from what I can tell - it is mostly empty. Yes, the building is there, no one wants to live there, or can afford it. Building streamlined? We waited for months for the inspector to approve our solar battery - so it sat unused for three months. Not so successful. Nowhere on this list is "thoughtful design". This is one of the densest cities in California, and cheap fast brutalist boxes will fail: the pandemic has made the dense high rises undesirable and unhealthy; the design is not sustainable, and crushes surrounding resilience; the city gives no incentive for smart, sustainable design - cheap and dense is the only requirement. Very short sighted.
Opposed to excessive building. The more we build the more will come. There is no end to this "need". What do you want Berkeley to look like? Feel like? What about those of us who are not going to start



riding bikes after living here and paying huge property taxes for decades AND voting for every bond issue that is proposed? You might consider the damage to neighborhoods and life here.
Berkeley lacks protections for residents facing density of sprawling new construction.
Seems like the only thing working well is that corporations are making a boat load of money with new housing and rents.
NIMBY anti-development community
Putting density before attention to the place the units will be built. Attention should be paid to keep/upgrade "useful, pre-existing structures" in place.
Loss of open space, family friendly housing, and the city's ability to maintain infrastructure.
NIMBYs opposing new multi-unit developments.
Lack of parking in new multi-unit developments; it's way too soon for that!! If Berkeley had a good local shuttle bus system, it would be different. But by eliminating parking, all you're doing is adding to the difficulties that local residents face in trying to get their errands done. There is no viable alternative to cars at the moment. Sorry, I can't carry 3 bags of groceries on a bicycle!!
Too low of parking standards for new development. I'm not convinced so many people will not own a car. The lack of parking stresses existing residents and makes them more resistant to new housing.
Anyone who thinks that more people, more cars and less parking is going to improve life in Berkeley is delusional.
I am only aware of the difficulty of obtaining any kind of permit, including for solar and earthquake bracing
Process for approving new housing in all its forms takes too long and is not streamlined enough, leading to higher costs and over reach from any opponent for whatever reason.
Slow and uncertain permitting processes for housing improvements. Took us over nine months to get approval for much needed seismic upgrades.
Overall, I would say the system is broken and the City is under-performing in all aspects of the Housing Element listed above.
I still think the permitting process in Berkeley is ridiculously restrictive and complicated. So I would have a hard time picking any of the other options.
Too much waiting for permitting and licensing by the City to build or improve housing
zoning and building permits take way to long to get. 30 days just to assign a person..? difficult permitting is a major obstacle for realizing construction projects. permitting office claims to be understaffed, but where in the private industry will you find multiple receptionists AND an electronic ticketing system, AND a full-time staffed counter just for payments?
The costs for permits are so high that they are prohibitive and the cost disincentives property owners from maintaining and repair existing structures. This forces owners to allow their property fall into disrepair.
Not enough predictability in process for advancing regulatory approvals or permits to enable development of new units of any kind. This is different from existing regulations - it's the process to develop within or modify those regulations.
A challenging permitting process and regulations that creates disincentives to both remodeling and new construction. Tenant protections that disincentivize creation of rental properties.
Slow permitting process
Discouraging homeowners from renting out their houses while they are away for extended periods: they fear they won't be able to move back in.
No clear long term limit on population
unsustainable population growth
A lack of programs and resources for low income first time home buyers.

insufficient public housing
Need to decouple housing from profit motive, start immediately by refusing to allow private profit from public land.
Using public land surrounding the city for public housing.
Please, no more market-rate development, esp. on public land! Right scale restorative affordable and BMR housing only, even on large parcels e.g. the BART Stations.
My experience with public meetings is that it's usually only individuals who protest housing that show up to public meetings.
Increasing issues with public safety due to increasing gang activity.
Are you doing anything smoothly and efficiently? It was years ago under different management that the attitude at the counter was, "Okay, so how can we make this work?" rather than today's reply, "It doesn't meet our ordinance. No."
Land use regulations which pose onerous barriers to building housing, including but not limited to Creeks ordinance
Building regulations can be counter productive to carving out or adding additional living units. For example, when we redid the foundation of a single family house, I wanted to dig out the crawl space so ceiling would be 7 ft. This would have added almost 400 sq ft that could have been used to make a junior ADU. The contractor advised against it, because he said it would open a can of worms with Berkeley.
There are so many regulations and fees in Berkeley that people do not want to be landlords, especially owners of 1-5 unit buildings. Small landlords do not always have the time and funds to learn all the rules. Personally the house I am in will never be rented out again (was registered as 4 bedrooms, furnished), was rented out for 40 years, 20 under rent control. Is in the Berkeley hills with a garden, large basement, and 2 car garage. Rent in 2004 was \$1,046.77/ mo. Which would not cover property taxes, funds for necessary repairs (roof, rewiring, repiping, replacement of 100yr old foundation) and replacement of appliances and furniture. With no representation for landlords on the rent board, no way to increase rent, so family member moving back to Berkeley to deal with aging parents moved in. Will not be rented out again while I am alive due to rental regulations in Berkeley.
Permissive land use regulations, High rental costs, High cost of home ownership
At this point in time, because of the restrictive regulations, high cost of upgrades and permits, I think I can only really sell my house, not upgrade it. The city may have gotten better, but historically getting a permit in Berkeley was a long drawn out process that only very practiced and diligent folks could accomplish in a reasonable amount of time.
The Berkeley Rent Board is so extreme that they reduce available rental stock due to property owners choosing not to rent.
Rent control and the threat of expanded rent control are serious barriers to new investments in rental housing stock. As it has evolved, rent control motivates some tenants to lock up housing that would otherwise turn over in the ordinary course. It also motivates landlords to avoid potentially long term tenants in favor of short timers, primarily students.
Lack of rent control on newer units.
The Rent Control Board. In many Berkeley hills homes, in-law units already exist which are not being rented and will not be rented due to the draconian policies of the Rent Control Board. Many, many units already exist. Free them up. Cut the problem in half. Also, many more ADUs would be built if the Rent Control Board was brought under control. The main problem is not even the financial caps. It's the restrictions on evictions. Some are necessary and the RCB makes any impossible. So owners with *lovely* *existing* *apartments* to rent and the desire to rent them, will not do so.



Rent control regulations discourage the development of ADU for rental. Bridging the gap between affordability and market prices should be systematic, not by individuals property owners.
Really, your survey is super biased. Rent control, super pro rental courts and government systems (including the rent control board and the RHSP) all work against providing housing. Also, the City is not willing to run a city owned housing program where they have to be honest about the costs of being a landlord.
Nothing I am seeing is working well. The rent control laws and the administration of those regulations is a negative drag on housing. The fact that everything Berkeley does is pro tenant and anti landlord is an excellent way to ensure that you will never have adequate housing.
- Prop 13 for commercial properties; - Rent control removing housing stock and disincentivizing development; - Broken permitting processes; - Excessive property taxes for poor City services;
Statewide legislation that gutted City rent stabilization. (Costa-Hawkins Law that destroyed rental housing affordability by enforcing vacancy decontrol.)
The amount of bureaucratic nonsense that is created by the Rent Stabilization Board is shameful. They are overpaid and provide no support for Rental Housing ownership. It is discouraging to own property in Berkeley. The practices make it difficult if not impossible to improve property.
I graduated into self sufficiency only to be faced with a possible eviction. Fortunatley, as a new tenant under rent control, the Rent Stabibilization Board could now assist, due to me no longer being a section eight tenant. The staff at the Berkeley Rent Stabilization board referred to the East Bay Community Law center, which with the assistance of the Eviction Protection organization, I remained housed with my kids. This was a very scary time, and opened my eyes as to why there were so many homeless in Berkeley. The rent control cannot assist with section eight recipients, only for unjust cause evictions. The waitlist for section eight has not opened up since 2010. Here we are today, 2021, and it feels like we are in the 1970's to the tenth power. The streets were filled with homeless due to the passing of propisition 13. Times were hard back then and now today we are seeing not only an exasberating amount of homeless, from all wakes of life, seniors, disabled, students, long term residents, children, women, mentally ill, veterans, and pets. The efforts city of Berkeley are making are definitley great ones, however will it solve the historical dysfunction of the famous diverse city of the Berkeley homeless epidemic? emergency vouchers.
The City of Berkeley and the Rent Control Board provide little incentive for property owners to place units on the market as rentals.
The City of Berkeley paints with an overly broad brush in restricting new housing in Zone 2. There is no valid reason to treat the area around Live Oak Park the same as the Tilden interface. If all of Zone 2 is that perilous, Berkeley would be doing more to address vegetation and on street parking.
Invest money into the Section Eight vouchers, open up the waitlist, issue
Reorganize the Section Eight collaboration with the City of Berkeley.
Create a program that bridges section eight with the owners in need. These ideas are just thoughts that come to mind. Watching people cling to the sidewalk and trash for comfort is heart breaking, in particularlly when residing as a renter in Berkeley.
Lack of senior housing in the hills
downsizing options for elders
Seniors who still have a mortgage need help in keeping their homes.
I am not a fan of ministerial. I think the use of ministerial allows the city to become ulgy and inefficient. Allowing buildings without setbacks is an issue. Although the city is already divided between people in the hills and those in other parts of the city, it seems like the city is intent to increase the social class

differences in the city. I am especially disturbed by the social class difference of allowing 20 foot housing in the flats in backyards, and keeping the hills to 16 feet. That just does not make sense.
Threatened and Disappearing shops at street level has been disrupting social, mental, physical health and discourse since before the pandemic. How can the City build this back better? Could tax incentives for small local-run shops and live-work studios subsidize family entrepreneurs and creatives, energize neighborhoods? How can architects and developers include this into sustainable neighborhood planning?
Mentally ill people and addicts are not housed in institutions where they can actually be given the care they need, but instead are encouraged to come to Berkeley to live in squalor on our streets. 3) Non-residents are encouraged to come to Berkeley & take over our town's public spaces: pitching tents, living in vehicles and creating refuse piles.
obviously this questionnaire has been designed by planners to give planners the answers they want so they can claim to have done their research as they institute the policies they had planned.
We should also raise taxes on wealthy property owners and use this money to build housing for all levels of income with a particular focus on extremely low income or no-income individuals.
Property taxes are too high for NEW homeowners. Older homeowners are paying basically nothing in taxes to live in one of the most expensive cities in the country. As a new homeowner, I pay more taxes on my single home than a neighbor who owns THREE homes on my block, two of which are EMPTY right now.
taxes for newer property owners are through the roof! This means rents are going to have to keep rising to keep up...
City property taxes and fees have reached an absurd level and city amenities should reflect that or taxes and city government need to be lower. Are there any cities in the Bay Area that have more employees per capita? Look at Albany's pool at the high school - does Berkeley have anything like that? For the amount the city is paying, public facilities should be top notch, so attractive that others from outside Berkeley come to use them. Regarding housing, the city is considered one of the hardest places to build in the area - go ask builders and developers. Permitting of structures that meet objective zoning standards for each parcel should be approved within 90 days of submission. The city also needs to stop suing people that want to build things that meet the city's own zoning code, like the property in the 1300 block of Haskell. We live in a society (and city) where property rights still matter. Act like it. If someone wants to improve their property, it is their right. Act like it, instead of treating those people like criminals.
Too many tenant protections. Too difficult to build new housing.
Berkeley does almost nothing well, except to ensure that problematic renters cannot be removed. Also, eliminating parking will not stop residents from driving or parking cars, so removing minimums is an absolute disaster
Overwhelming tenant rights make being a landlord in Berkeley unsustainable. I plan to sell my rental and it will be taken out of the rental market because the Berkeley rent board makes renting a single family house in Berkeley unsustainable.
Inadequate transit
Not much is working. You've given UC the green light to do whatever they like for years. That's not helping. You are mostly about market-rate housing. Sometimes in the recent past you've dropped the affordable housing requirements for already approved plans for money that can be earned by the developers quickly and isn't enough money to do much to help the real problems. Forget your concept of PC. Forget working for UC and the developers. Think about the people who already live and/or work here. Think about the quality of life here in Berkeley and work on affordable housing and housing for the homeless.
University of California enrollment levels



<p>Students should be more heavily considered in housing discussions in Berkeley since they make up such a large portion of the city's residents. The city should prioritize making housing more accessible and affordable for students. It should also consider working with the co-ops to expand affordable housing options for students (since they aren't eligible for more traditional affordable units).</p>
<p>Too many students. They should attend other UC campuses.</p>
<p>By not opposing the practice of UCB's ground leasing the private dorms that are going up all over the City and pushing ADUs for rich, Silicon Valley commuters, City government is ignoring regular Berkeley residents. Restrictive rental practices means that over 3000 units remain unrented b/c landlords don't want to rent. Figure out a way to open up those units and build rental units that families (not students or single commuters) can live in</p>
<p>Increased student enrollment at UC Berkeley affects city hugely. Loss of parking throughout city because of development with no new public transportation.</p>
<p>Berkeley has over a thousand vacant rental units and a huge homeless population. If we are declaring a "housing crisis" why are we not using the eminent domain abilities of the city to open up those units? And rent empty units in these new big boxes and put homeless people into them. Not to do so smacks of grotesque hypocrisy when the City demands we build more buildings when the ones we have are far from full.</p>
<p>Berkeley needs to pursue property owners who have let their properties become uninhabited or uninhabitable (public nuisance) and force them to rehabilitate the properties and make them available for tenancy. Also we need to get rid of rent control, which disincentivized landlords from maintaining their properties and shuts new Berkeley residents out of the rental market.</p>
<p>Second, the city allowed acres of "retail space" to be built on the bottom floors of new buildings. Perhaps a majority of this space remains vacant or under-utilized. Turn the empty retail space of new buildings into living space - now! Again, this was benefit handed to the developers for "mixed use". Then the internet up-ended retail, and the market for retail was saturated anyway. Use the City's ability to turn this space into housing. The city doesn't mind building six story buildings next to single story triplexes, and crush neighborhood's property rights - so why not lean on the owners of all this empty, built space let them share the pain and not just the benefits?</p>
<p>We'll never get the housing we need from neighborhoods. Too slow. Focus on shopping areas and downtown and south of campus. The rest is nice but a waste of time. Focus on what will be effective.</p>
<p>Build high and densely on transit corridors and vastly improve AC Transit (Telegraph Ave., San Pablo Ave., University Ave.)</p>
<p>Think "World Class".</p>
<p>Changing the zoning without Thinking about the consequences! Also how the city council interpret the affordable housing?</p>
<p>The limitations of zoning restrictions mean that certain neighborhoods (ie R-1) remain exclusive to single family housing, and largely upper income and white. Berkeley needs to get rid of this exclusionary zoning practice.</p>
<p>no accurate counting of vacant units, no vacancy tax</p>
<p>Siting and creating housing that does not impact the light (including solar access), air, wildlife habitat, and use of gardening space of those who have and highly value those assets.</p>
<p>Tech companies' expansion of regional high-paid jobs (especially in San Francisco), while refusing to build any housing for their workforce, or contribute to affordable-housing funds.</p>

Allows speculation to inflate property values and allows non-community members, investors to buy up property, preventing the people who want to grow roots in our Berkeley community from being able to purchase and even rent.



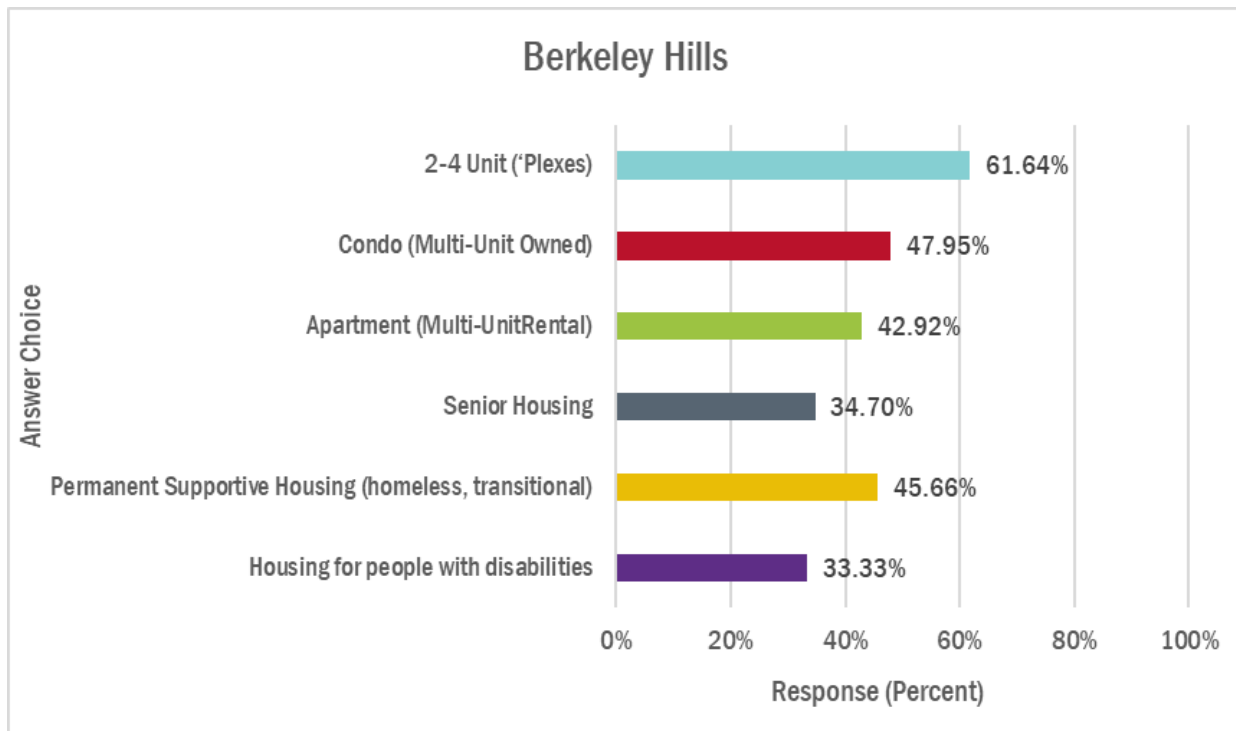
New Housing Types and Locations

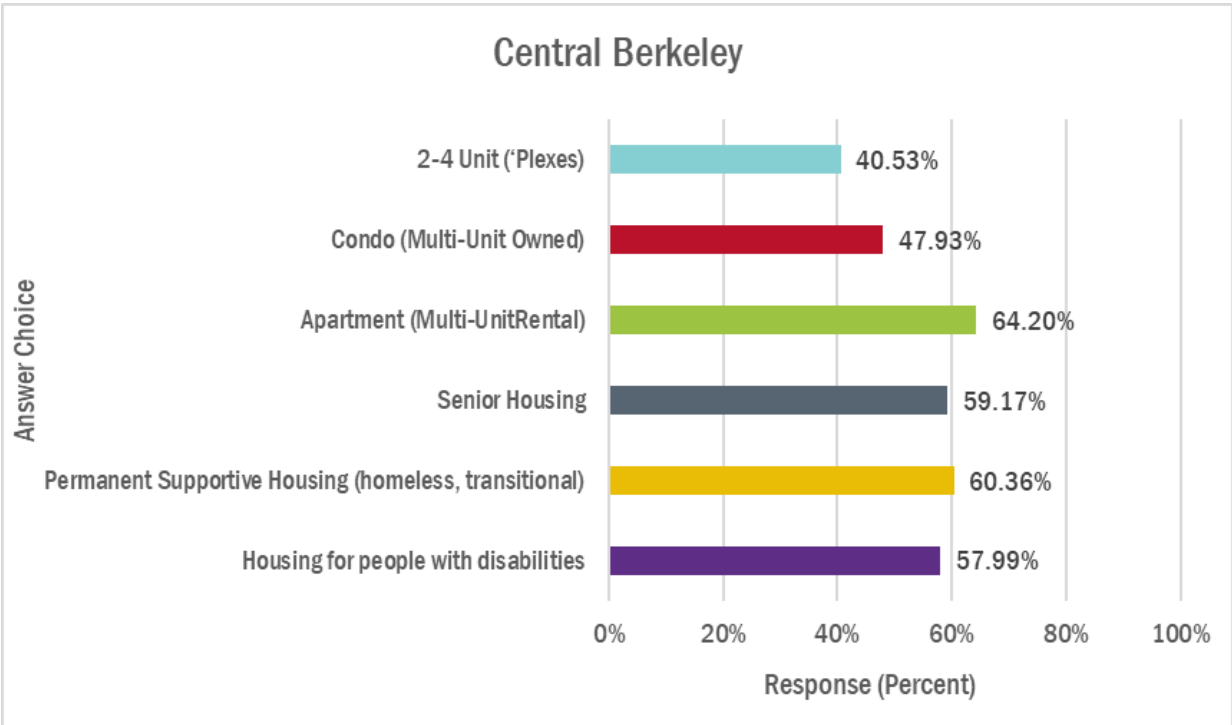
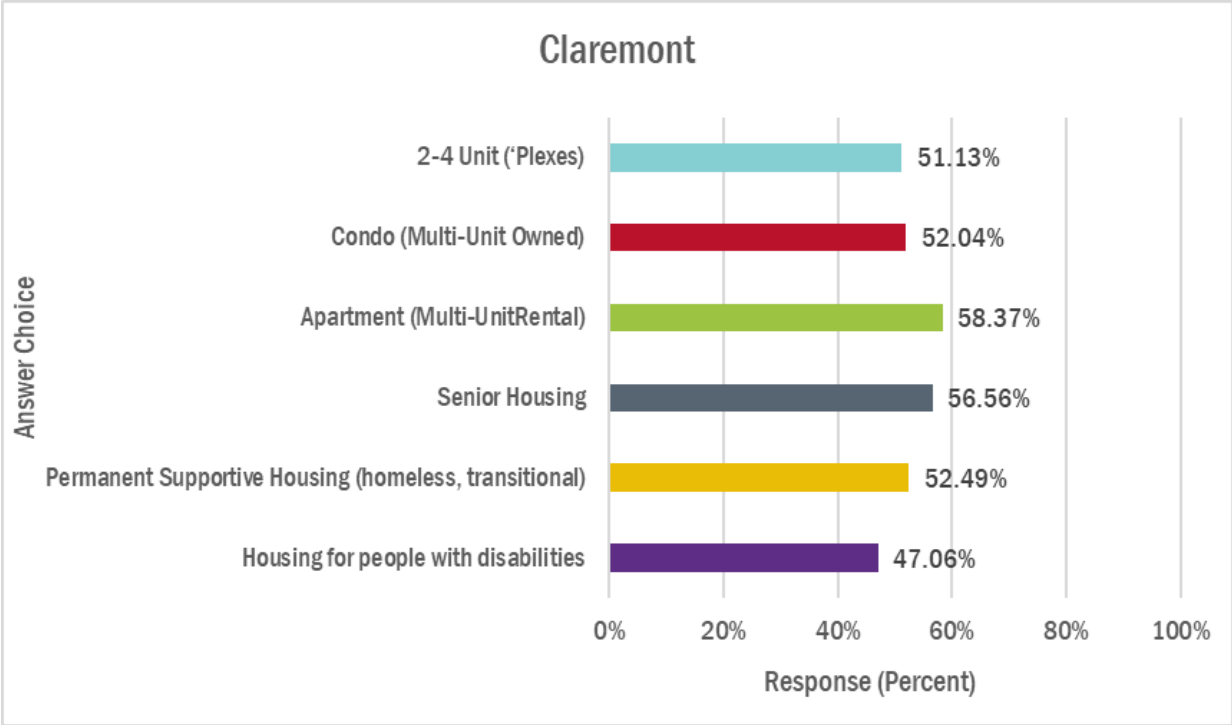
Preferred Housing Type by Location

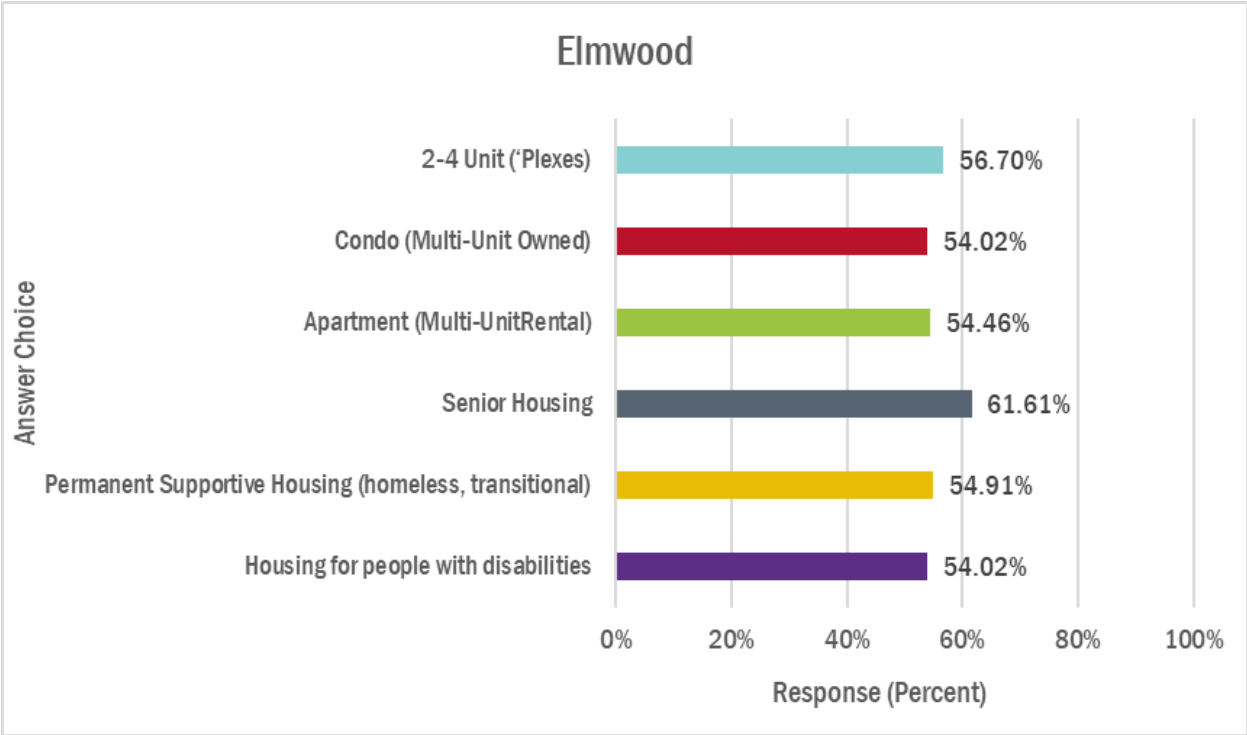
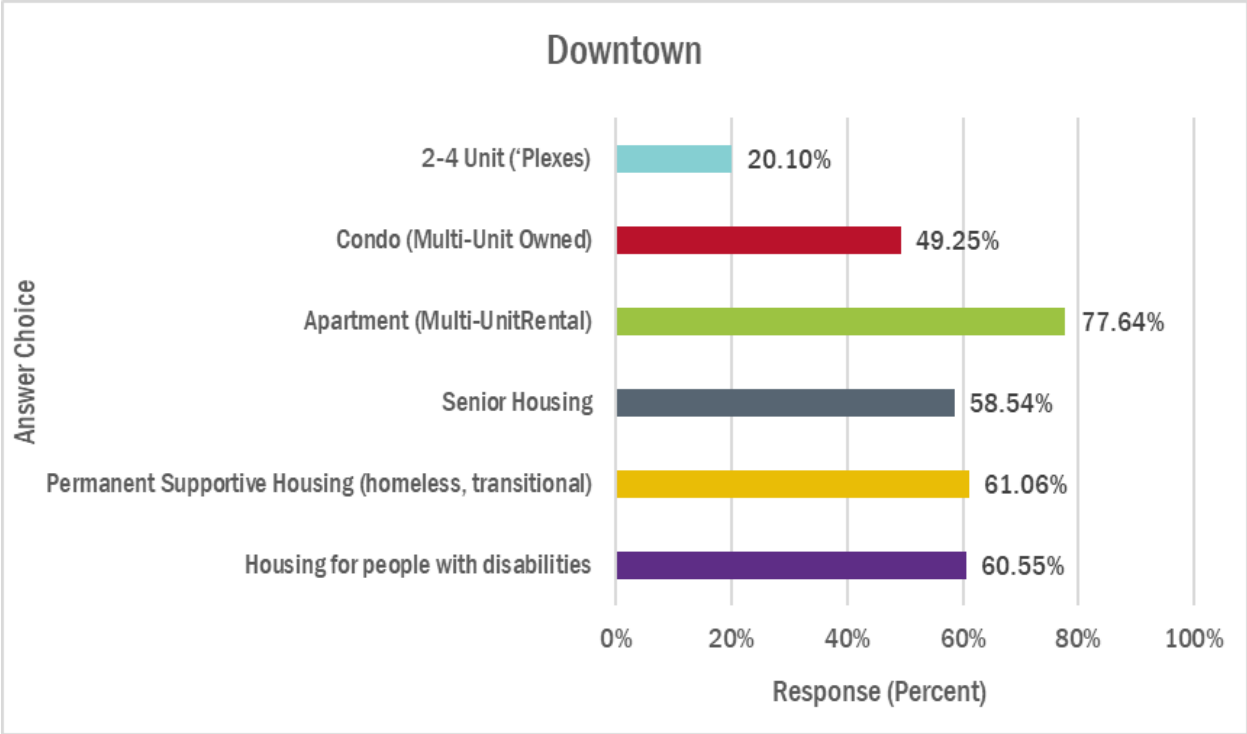
Survey respondents were asked to

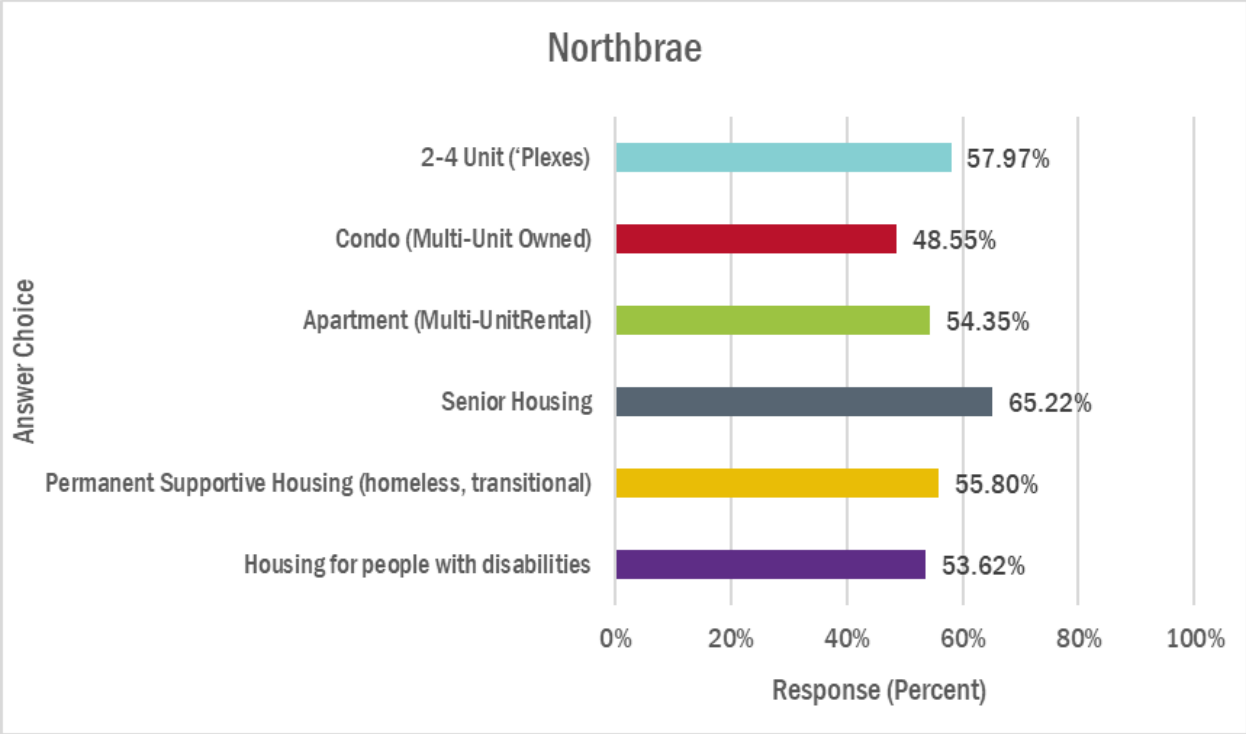
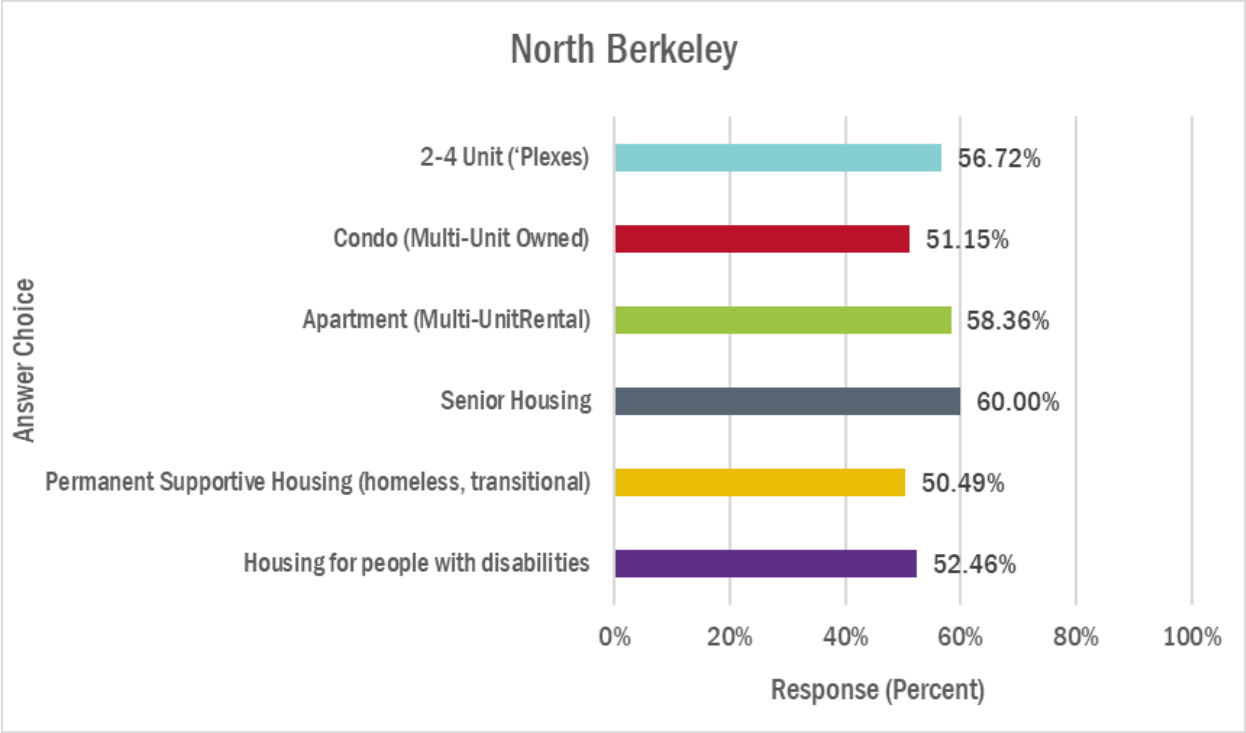
“Identify up to five neighborhoods where more new housing should be prioritized in that area.”

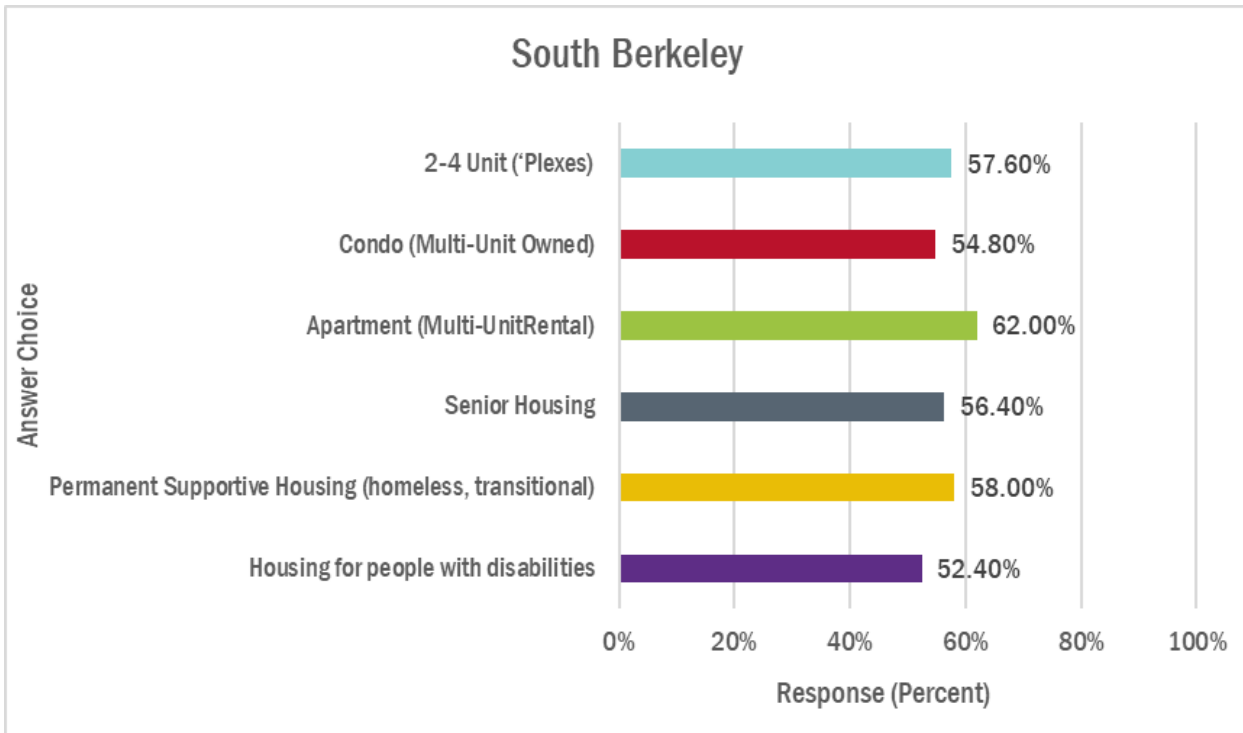
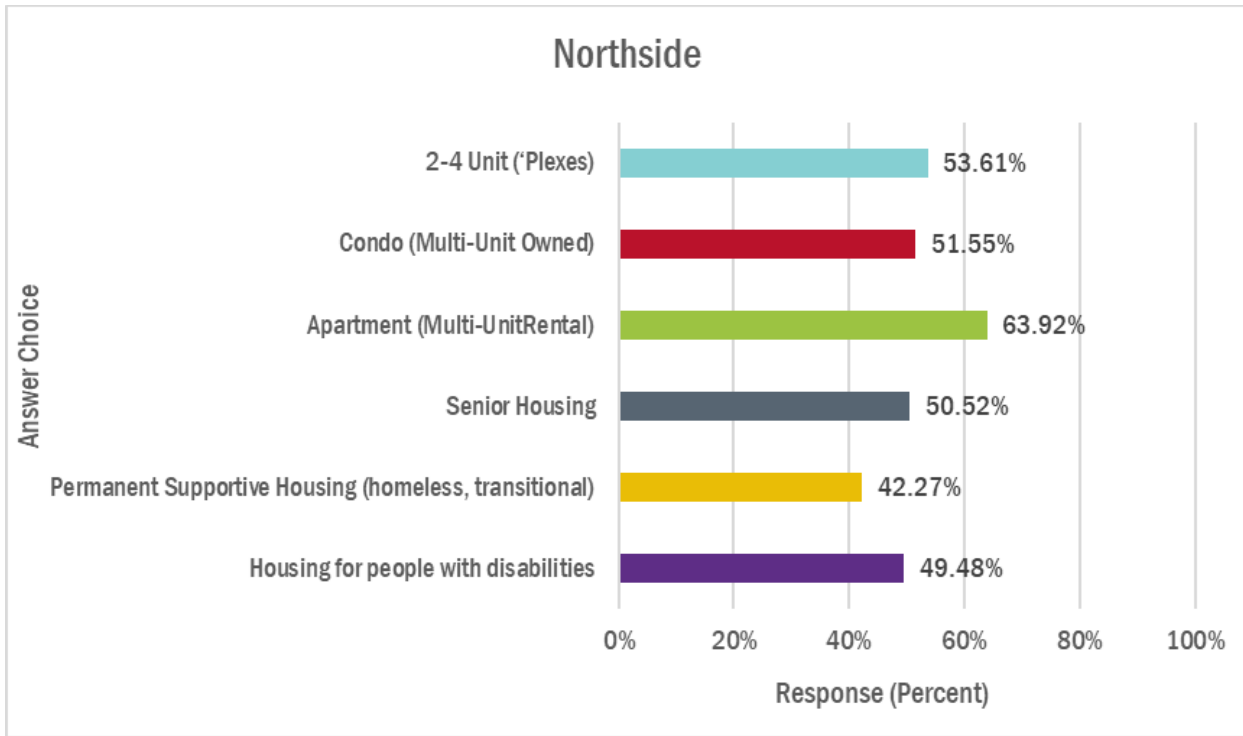
Participants could select up to five neighborhoods, and for each neighborhood, they were asked to select one or more housing types that are appropriate in that area. The preferred locations by housing type are included in the New Housing Types and Locations section of the report above. Charts of preferred housing types by location are included below.

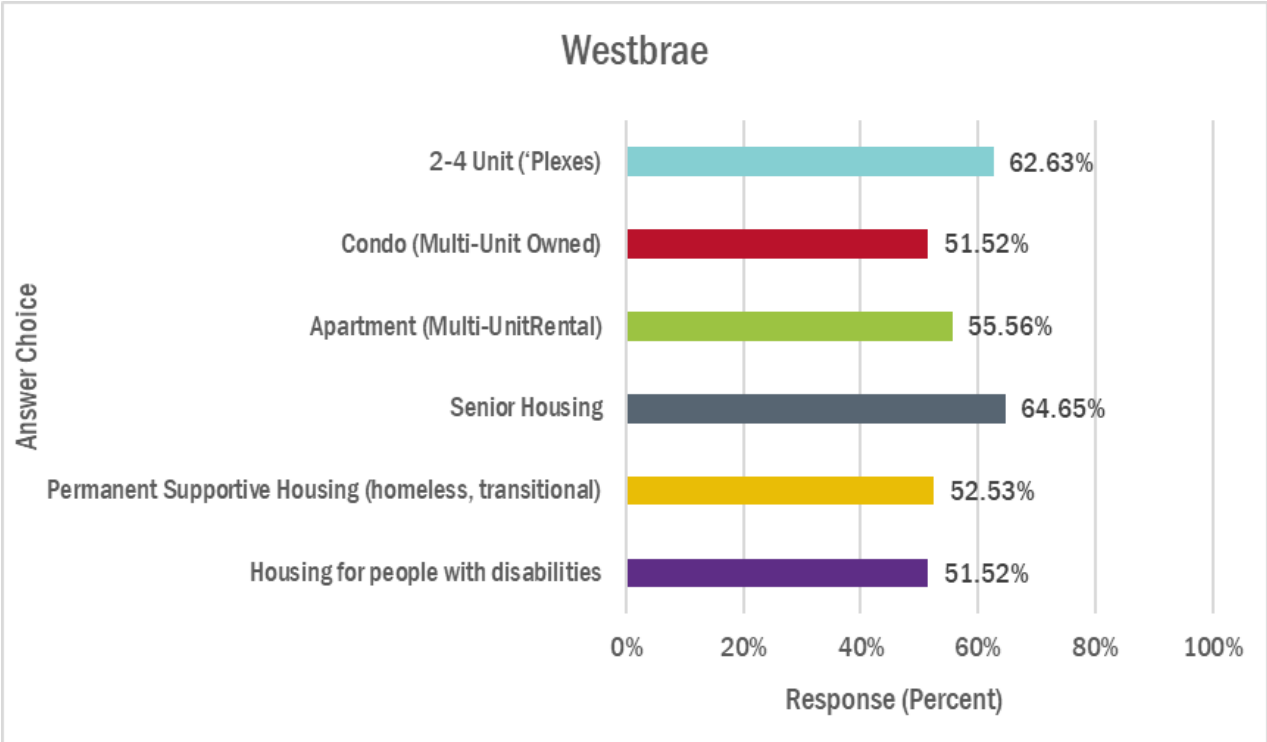
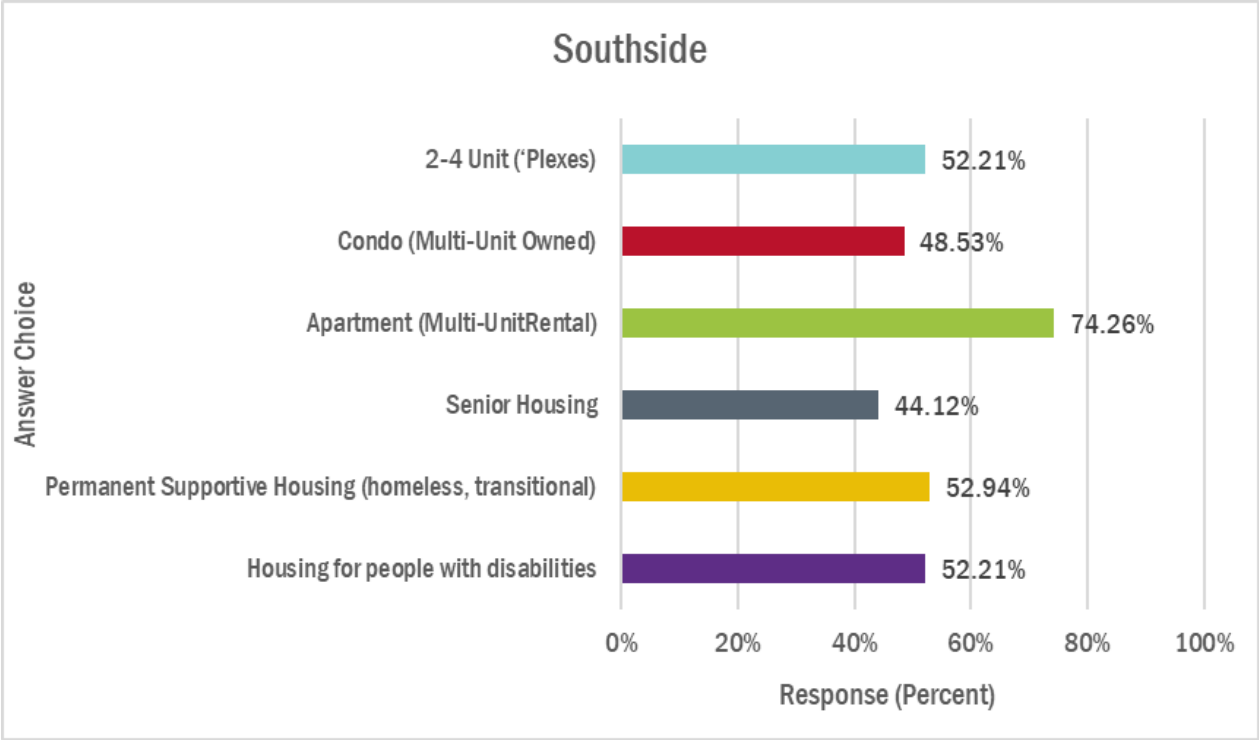




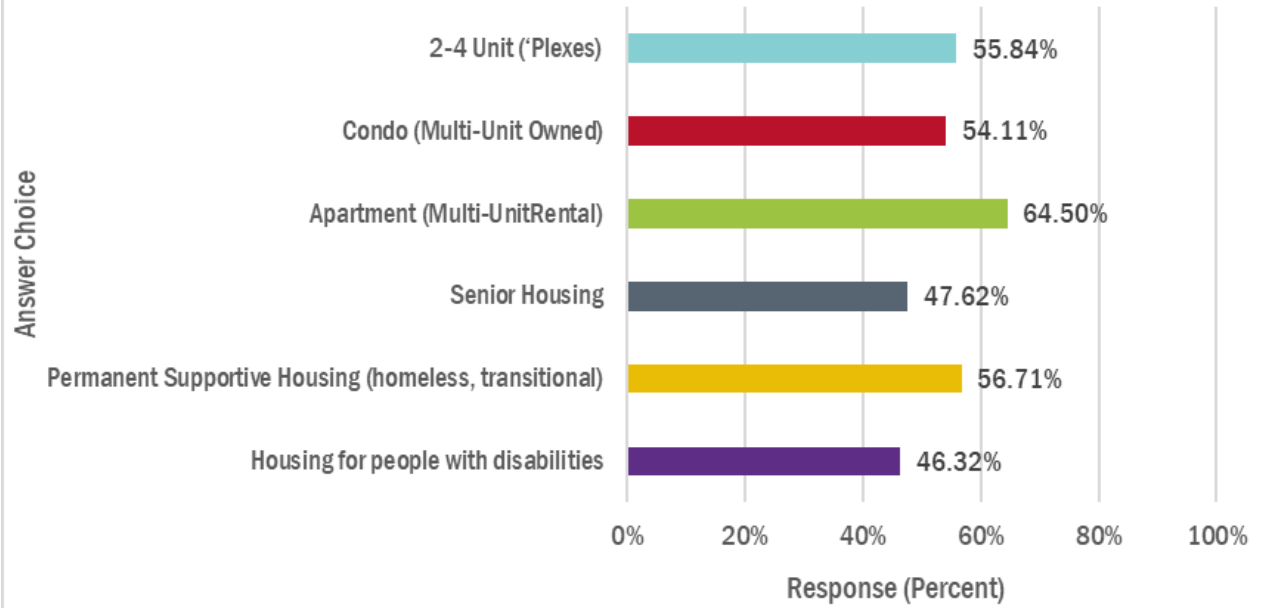








West Berkeley



Other Thoughts on Housing Types and Locations

Respondents were also asked to provide any other thoughts they may have about the location or type of housing in Berkeley. The complete list of unedited responses is below.

I'd like to see the city come up with some ideas that don't include West Berkeley/Wesbrae always as an option for each of the categories above. It would nice to see some of the more established/expensive neighborhoods take on some of this growth.
new multi unit projects are only ever put in West Berkeley. Time to spread these more intensive uses to other areas of Berkeley. We resent being the dumping ground for camper communities and homeless shelters. Why aren't there live-in campers in the Berkeley hills?
more subsidized housing in west Berkeley and homeless housing in central downtown Berkeley where there are resources.
West Berkeley seems to be the dumping ground for homeless housing and transitional housing. It's time to balance this around the city. It's also time for mixed use buildings (light industrial with affordable housing atop, office/condo combinations, and the like)
Leave West Berkeley Alone, we should not bear all the responsibility for all this development
West and south Berkeley is pretty dense. We need more housing in the traditionally more affluent areas
The traditionally wealthier parts of Berkeley aren't doing their fair share to add housing and should be required to add multi-story buildings that support lower-income units
Rich exclusionary neighborhoods like Elmwood and Claremont should be opened up to all types of new housing development and we should work with AC Transit to improve transit service in these areas.
Try building some of your high rise projects in the wealthy neighborhoods like Berkeley Hills, Claremont, and North Berkeley. Why are they always left alone? Money. All of the rich neighborhoods are being protected from new housing projects.. unless they are new multi million dollar single unit homes. This is unfair. You use the excuse that homeless senior disabled and low income people need to be close to public transit and services. Instead why don't you provide them with a beautiful safe neighborhood on site services and increase bus services to these areas. You are already taxing the poorer areas of Berkeley with construction project upon construction project. Give us a break.
Income integration is important. I own a house in the north Berkeley hills and get frustrated by my NIMBY neighbors and council person. There should be more options for people to live in our neighborhood and other wealthier neighborhoods without them having to own or rent a single family house.
Please prioritize upzoning wealthy neighborhoods like North Berkeley and the Berkeley Hills to allow more multi-story apartment buildings. These neighborhoods have been socioeconomically exclusive for too long.
Build housing in place of the dilapidated and abandoned buildings that currently exist along Shattuck and University. Do not forego parking requirements and do not force density in suburban neighborhoods for the sake of YIMBY.
You need to have a map that shows exactly what comprises each neighborhood. In general, all of above housing choices where there is open land or existing non single housing on thoroughfares (eg Shattuck, San Pablo.) Perhaps multiunit housing on shopping streets, eg Solano, College Ave
High density housing should be located in underutilized commercial zones where there is existing infrastructure and transportation as shown in the General Plan (Shattuck, Adeline, University, San Pablo) - not at North Berkeley BART!
Do not put high rise buildings in neighborhoods. Keep them in transportation corridors like San Pablo, Telegraph, Shattuck avenues.



Great housing density must be created near BART and other transportation. Building multiple ADUs must be made affordable and streamlined in single-family neighborhoods for long-time homeowners who might not have a lot of assets.
Increased density near BART and other concentrations of mass transit; do not increase density in areas where the streets are already too narrow for fire evacuation and first responder (fire trucks, etc) response to occur simultaneously.
We need to build lots of housing near transit. The hills are dangerous due to fire and most housing should be in safer areas. Climate change is here and we need to reduce car usage. Transit oriented housing is the way to do that!
High density near BART. Disabled and senior near grocery stores.
2-4 units should be allowed in almost every residential neighborhood near BART. I know it costs more to develop but include reasonable amounts of parking. It'll help decrease resistance to new housing proposals. Why can't new housing be spread out over most neighborhoods. I don't like that I'm restricted to five choices.
Housing should be built at BART station parking lots, along San Pablo above commercial uses and along other corridors such as University Avenue.
Major streets and transit corridors more dense
More large multi-unit housing, senior housing, supportive housing, and housing for people with disabilities near BART stations and transit corridors.
Density should be concentrated along transit corridors such as Shattuck, University, BART stations, MLK jr way, San Pablo Ave
In-fill with 2-4 units in less dense neighborhoods and continue larger scale development along transit corridors and commercial areas with good transportation and services. More affordable housing. Much more.
I'm sorry, I am not informed enough to know how to answer these questions. I believe there should definitely be some accommodations made for homeless people, and more housing opportunities for low-income folks, and these should be in a location with easy access to shopping and public transportation. Thank you.
Larger buildings should be built close to BART or campus.
Tall, dense buildings (at least 12+ stories) should be built all around the campus and near public transit.
Areas with easy access to public transportation. Priority areas should be proximal to business hubs hubs. Planning that reduces car traffic.
build near existing transit, businesses (e.g. grocery, pharmacy), and services so city is more walkable and traffic and parking less of an issue
Put the densest housing next to our three BART stations.
Housing should be away from high risk fire zones and along transit corridors. Increasing density in already densely built residential neighborhoods is a bad idea, as it destroys what little greenery and gardens we have.
More dense housing near public transit
Solano Ave is an important transit corridor to site new large scale apartments and low income housing. It's convenient for grocery shopping, access to transit, and easy to get to downtown Berkeley via bus, bike or walk. It seems to be consistently overlooked by the City Council as a site for transit-oriented, affordable housing development.
The Hills are not good for elderly/disabled/supportive housing because they are difficult to navigate, far from stores, that's why I didn't check box for them a lot. Also hills slide, like Oxford School has. Seems to me

apartments are better where land is stable. AND: ALL OF THE ABOVE NEED BETTER PUBLIC TRANSPORTATION ie BUSES!!!! For dense housing to actually WORK for people without cars, which we should be ENCOURAGING. Let's build big and dense at N. Berk BART station!! And put more buses in play everywhere. Bus lane on Telegraph, on Shattuck at least Rose to Cedar! ok rant done.
Build units near public transit. Make sure a lot of affordable housing If allow more in fire zones, include efforts to facilitate evacuation
I note that the questionnaire omits the possibility of multi unit housing near public transportation and along major arterials.
High density housing near transit options (e.g., BART) should be prioritized. The more density, the better -- and in a way that decreased reliance on cars/car ownership.
Multi-unit housing near public transportation, (Bart)
Not all the new housing should be forced into the busiest streets (TOD).
We should be building high density around Bart stations and bus lines. Require more affordable housing with large development.
near transit so people don't need to drive
Needs to be concentrated near transit
Housing near public transit
We should only be building dense apartment buildings near BART and bus stops.
Build near public transit. Consider fire danger in the hills
Focusing on where public transit is and can be added in the future would be important for new housing locations. The obvious ones are near bart stations, but also bus routes and safe bike paths should be considered and even expanded.
Put it where people can access public transportation and services.
A lot more density near transit! Especially near BART.
Apartment buildings should be built primarily in areas that are well served by public transit (near BART and bus connections). These apartments should be built without parking to help meet our climate goals. 2-4 unit plexes and condos, however, should be built in every neighborhood, due to the low energy and water use per capita in Berkeley compared to many other cities in the Bay Area.
Build more along major transit routes. Most of Berkeley's streets can no longer be adapted to buses (unless smaller buses can navigate narrower streets) so need to build more near bus and BART
The idea of Tilden is outdated. So much land available. Some of it must be allowed to include new housing. The idea of building new communities off of I 5 without public transportation has proven to be obscene. Freeways are clogged. Pollution is increased. The idea that Berkeley can build more dense housing, ie can turn into a big vertical city, probably shouldn't happen.
I live in South / West Berkeley and there are plenty of new developments of apartment buildings in my area.
Solano Ave would benefit from more housing. The commercial businesses could serve the additional residents. And there are a couple of bus lines. 3 story apartment buildings on Solano please. Let's make this neighborhood vibrant and affordable to more folks.
We are already building a lot in West Berkeley and Downtown (that should continue!). Now it is time to *also* start building more large apartment buildings in former single family zoned neighborhoods. For example around the North Berkeley BART station.
Don't ruin the city with the gargantuan towers shoe-horned into single family neighborhoods like they have done in the Temesal and Broadway neighborhoods of Oakland. Leave the hills alone - more people do not need to move there due to fire danger and loss of wildlife habitat (I don't live there myself either). People who need services should live in central Berkeley where most of those services are.



<p>We should be open to all types of housing throughout the City with larger/denser units focused in the urban core. Areas with less public transit and services, like the hills seem less ideal for large multi-unit housing and housing servicing populations that need easy access to transit, grocery stores, healthcare and other supportive services. The survey design did not allow me to reflect this.</p>
<p>Services dictate what options there are for seniors and people with disabilities. In order not to ghettoize some neighborhoods that have some services (often a minimum), Berkeley needs to figure out how to break down these geographic and racial barriers.</p>
<p>Berkeley is becoming too built up! I miss the days of not having to look at high rise apartment buildings. Don't build anything, let people move elsewhere. It makes me want to move away. I don't recognize this town anymore. Preserve family homes and don't put apartment buildings in residential neighborhoods.</p>
<p>West Berkeley has small houses on large, flat lots and is close to transportation routes. South Berkeley is at risk of displacement, and affordable apt will offer an option. Need condos for older homeowners to downsize into without leaving the area. We are two people living in a 4 bedroom house and would downsize to an attractive option. Work closely with neighboring cities - there isn't a fence at our border. I'd like to see a strong land trust - where the trust owns the land, and the person just has to buy the house</p>
<p>Enough with welcoming the homeless to Berkeley. Send them to central California.</p>
<p>Housing is a regional / national issue and can't be solved by any one city. The pipeline for homes on Berkeley is already robust.</p>
<p>The amount of new housing required seems high. Other cities in the south bay for example have a lot more space for development than we do. We have already built many new large apartments near 4th street and downtown and years ago built low-income family housing scattered in small clusters using bonds. In my neighborhood it is not R1 zoned and never has been. We have all kinds of housing stock. Let's do more to encourage people to rent out the empty units we do have.</p>
<p>Why encourage Berkeley to keep growing? Clean it up, make Albany and other outlying cities to pay us because they don't take responsibility for homelessness, and in fact, drive them to Berkeley. Prevent UC Berkeley from taking over the city, especially on Oxford and university, until they can provide housing for the students they accept.</p>
<p>I oppose luxury housing on public land--which is what the City is going to allow BART to build on the North Berkeley BART parking lot. That development, as planned, is much too tall for the existing neighborhood and is destined to become dorm housing for affluent undergrads living 4 to an apartment and tech workers with high salaries. It seems to me that Berkeley has built and is building a lot of market-rate housing throughout the flatlands already and does not need more in this neighborhood at this time. My church, All Souls, has just helped build a 100% low-cost senior housing apartment building at Cedar and Oxford. If the landowner's (i.e. BART's) first goal is not to make money via its development, 100% low-cost housing is a real option. The City should fight BART tooth and nail on this.</p>
<p>Need to reserve public land for below market affordable housing. Don't encourage housing in fire zones 2 and 3. Focus housing development on commercial corridors and closed to the UC campus while emphasizing ADUs and reasonably scale duplexes and small units in existing built out residential areas, with objective standards to protect against shadowing of neighboring properties</p>
<p>Public housing on public land, owned by the city of Berkeley. The city should not support market-rate housing on public land.</p>
<p>I only entered for areas I have lived</p>
<p>I decided just to vote for the neighborhood I live in</p>
<p>North Berkeley and the Hills need to bear their fair share of the weight in adding new housing.</p>
<p>North Berkeley BART and Solano Avenue should look like Singapore</p>

North Berkeley BART development should include commercial space as well as residential (markets, cafes), along with leaving some parking
We've all accepted building one or two stories higher than we would have in the past but please don't put more than 6 stories on the N. Berkeley BART station and please have mixed income housing. We should all remember that building large buildings of 100% low income housing didn't work out so well in the past.
Different neighborhoods already have their own cultures. Building on pre-existing cultures might contribute to better integration of new housing into those neighborhoods and resultant better integration of the new residents. Erosion of cultural groups might be lessened and thereby resistance of current residents
Just build aggressively and don't be afraid about changing the "feel" of the neighborhood. We need to house people.
In this case, structures of any kind should be placed in a location that supports this placement. This generic "neighborhood is all the same" idea is too broad a categorization. Location, Location, Location for any type of structure should be the deciding factor.
The city's in transition to new attitudes and policies about housing density. Change is inevitable. Policies should be sensitive to the impact on established neighborhoods while making clear to residents of those areas what benefits new development will bring.
Consider the neighborhood before you give permits for big monster apartment buildings.
Density is a big problem. Traffic, pollution and losing our town vibe. Feels like broke down walnut creek
I know single family home owners are worried about the character of their neighborhoods changing (more crowded and noisy, more litter, less long-term residency) due to the loss of SFH zoning (my mom, for example) so I think starting with 2/4/6 unit multi-plexes in those neighborhoods is a good start, to avoid any radical NIMBY resistance. Large complexes can and should be built near public transit.
All new housing should be built on the Marina and in the Hills. I don't agree to new housing. I feel that Berkeley need to enforce the laws and collect fees for support. Bring stores back to Berkeley such as Retail stores for clothing, pharmacy, Department stores all that will assist the Seniors, Elderly and others with no transportation.
affordable housing is needed in low income areas, and should be prioritized for community members that need it.
Provide support for homeowners in low density areas to subdivide large homes.
More 2- and 4-unit buildings in neighborhoods with less parking and transportation, while also working with AC Transit to improve transportation where needed and possible.
Senior/permanent supportive/accessible housing should not be segregated to particular areas. Housing should be integrated, affordable, and accessible across the community.
Develop the industrial areas to support a mix of housing types, between a gorgeous marina and downtown arts scene.
the hills and higher-income areas of Berkeley should take on helping with the homelessness crisis. West, downtown, and South Berkeley have been shouldering most of its direct effects. This is inequitable. All neighborhood should have the opportunity and responsibility to pull their fair share in helping solve the homelessness crisis.
Force the hills and wealthier areas to accept more dense housing, I'm tired of them making up varied excuses to exclude hardworking families from renting in their areas and sharing their great amenities!!
If we are to minimize the use of cars, young people should be encouraged to live in the hills, and senior housing should be built in downtown and North Berkeley. Presently, all new housing in these areas is oriented to students. Students and young workers can easily ride their bikes from the hills to UC or their employers.



But the hills, Claremont, North Berkeley should also be densifying, at the very least by building multi-unit plexes.
Separate ADU's should be allowed in the hills on lots that will accommodate them.
More density in the hills for lower income housing. Reparations for not building it to begin with.
I personally do not think new housing should be built in the Berkeley hills because I don't think housing should have ever been built there in the first place. Berkeley should start a project to buy the properties in the hills, tear them down and re-wild the entire hills region and have it become a part of Tilden park
I am concerned about traffic in the hills b/c of hills fires but also don't think it's right to let the hills residents have less density. housing near public transportation should be prioritized. this was a really difficult question because building type depends on the neighborhood, but why should any neighborhood not have some additional building
If you must limit ADU development in the hills, then you must limit all, yes ALL, expansion in the hills including any expansion within existing footprints. Absent that, the concerns for limiting ADU's ring hollow and are revealed to be NIMBYism.
Will the narrow streets in the hills allow access in case of emergencies? Is there enough public transportation in the hills?
In places where there are hills - it is actually a good place to put a taller structure because the neighbors are up hill, and their view/yards won't be blocked. But they're rich and that is where the politicians get their money, so with the ADU vote the City Council did the exact opposite.
More upscale housing by freeway onramps, like the recent developments on west University Ave.
Build lots of new housing of all types anywhere in the flats!!
Don't cram everything into the flatlands. Minimize additional paving over south and west Berkeley. Stretches of Spruce, Euclid and Grizzly Peak can accommodate much more density. Improve bus service to those streets.
We need to ensure that R1 neighborhoods don't find a loophole to wiggle their way out of adding more housing.
Preserving existing housing helps affordability. New plexus will not be affordable, will be more expensive than the housing they replace. Only the developers will be benefiting.
See previous comment. Focus on helping to create more units in existing housing first! Millions of taxpayer money spent just for the bureaucratic/ administrative parts of new housing construction projects which have conferred no direct benefit on the citizenry of Berkeley. We would already have more housing AND helped real people in our community. Strengthened our communities rather than divided them over these building projects and helped struggling homeowners (including those who are behind in their property tax and utility bills and are still being asked to pay more).
As long as there is space, I think the city should be open to building all kinds of new housing in different neighborhoods. However, there are real benefits to prioritizing neighborhoods that have better access to BART/AC Transit lines and resources such as grocery stores.
Build big, build dense, build everywhere. Don't listen to people who want to artificially protect their property values with scarcity and solve this housing crisis.
I'd like multi-unit apartments throughout Berkeley and to choose locations that are close to public transportation
I am in favor of new housing in all neighborhoods, but I think adding denser housing near our BART stations and other transit areas makes the most sense.
Honestly, there should be massive numbers of new housing built everywhere! I cannot pick just 5 neighborhoods. All neighborhoods, especially those near public transit, should have increased housing.

Dense housing should be permissible everywhere, and prioritized adjacent to transit.
In the city of Vienna, low income housing is integrated seamlessly into lovely neighborhoods all over the city. Those facilities include tennis courts, gyms, gardens, and libraries. so put that all over the city, but particularly in the Berkeley Hills, CLAREMONT, and northside in the hills.
We badly need more housing of all types-- in all neighborhoods (why can I only pick 5 here?) except the hills (for fire reasons).The average house price is 1.5 million. We are likely moving to Oakland because we cant afford this. Berkeley is becoming Palo Alto--exclusionary home for the rich only!
Build more units everywhere. We need it. Be mindful about evacuation routes in the hills, especially for those who may have mobility challenges. We need more public transit to support it. Why can't more buses run up into the hills? Connect the 52 bus to the hills. Increase service on the 67 and restore the 65.
I'm excited about the potential to again make it possible to build "plexes" in all of Berkeley's neighborhoods. However, after decades of it being prohibited to build duplexes, triplexes, and quadplexes in many of Berkeley's neighborhoods, I wonder if there are no longer developers and financiers who specialize in this type of property. Is there anything the City can do to not just allow production of these housing types, but even encourage them?
More housing throughout the city. Varied types in all neighborhoods from sfh to large apartments.
All neighborhoods should have a balance of all types of housing - but keeping in mind how walkability and transportation options support specific housing types (especially senior/disabled.)
every neighborhood should accommodate more housing and single family neighborhoods should be singled out for more development. housing for disabled, seniors, formerly homeless should be located near transit and retail areas
Some neighborhoods (such as West Berkeley) are overburdened with homeless support of all types. Spread that around.
All areas should have a population that is mixed socio-economically and ethnically/culturally.
as much housing as possible. everywhere.
all of the above areas should have 2-4 units all of the above areas have opportunities for small to medium sized apartment buildings
Actually, there should be affordable housing in every Berkeley neighborhood, but you only allowed 5 neighborhoods. Many people understand that the only solution to homelessness is more affordable housing, and it must have public funding because "the market" is never going to provide it. But most people can give you a great argument about why affordable housing doesn't belong in their own neighborhood. Yet it belongs in every neighborhood, because low-income people work in every neighborhood. Even in the most expensive neighborhood, low-income people are coming in to work as caregivers, cleaners, gardeners. And the only way to overcome NIMBY is to locate it in every neighborhood.
I do not understand why you limit my choices for where housing should be built, I want everything everywhere. I think there can be nuance to the size of the multi-family buildings in more residential areas, but I think there is space for more than fourplexes there.
New housing should be developed evenly throughout Berkeley
I think new housing of all types should built in every part of the city, with possibly the exception of the Berkeley Hills (due to fire and safety hazards primarily).
More housing of all types should be built everywhere in Berkeley, not just in the 5 neighborhoods that the survey allows.
Vastly more housing should be built in all neighborhoods. Restricting what types can be built where is ridiculous and racist NIMBY-ism. This survey is insulting by implying only 5 neighborhoods should build



more housing. All neighborhoods in Berkeley should be zoned to allow any housing the land owner would like to build!
Build more housing everywhere.
There should be senior, ho else's and disabled housing in all neighborhoods and the public transportation to connect
All types of housing should be spread evenly across the entire city. There should not be "protected" areas. This is an inherently biased question.
All the neighborhoods should do their part as well
Ignore my required list of 5 neighborhoods. All neighborhoods should be up-zoned to encourage all types of new housing everywhere it is so to build them.
Restricting this to 5 neighborhoods doesn't make sense to me. Apartment rental and condominium buildings should be allowed in ALL zones. Ownership housing should be incentivized in areas where there is a higher rate of moderate and low income households and lower rate of homeownership. Did the survey define "apartment"? Aren't 2-4 plexes multi unti apartments?
we need more housing everywhere. 2-4 units throughout the city, with much higher density allowed near transit.
Construction costs are so high that very few units will be built for anyone that can't pay market-rate. The check boxes above are an exercise in futility. I wanted to check all types in all areas, but that was not an option. People can want anything, but only certain things make financial sense. Apartments for purchase is a good option for people that don't want a stand alone house, but if you look at purchase prices for such units in existing buildings, they are a little cheaper than stand alone houses of similar size nearby, but a 2 BR 2 BA condo in north Berkeley is still going to be out of reach to anyone making less than 150K per year. The city cannot fight the economics of the internet industry being centered here - the jobs are high paying, there are lots of brass rings, and people are willing to pay a lot to be here. You can't short circuit that.
Berkeley generally needs to permit the construction of more housing at higher density throughout the city.
We should not be building any single family homes in Berkeley, full stop, and where possible, be working on lot splitting, ADUs, etc.
Please allow mixed use development everywhere. Nothing greater than going downstairs to buy your daily groceries, or for a coffee.
Come on, this feels like it was written by a NIMBY. We need housing everywhere and no one should be able to opt out. I tried to select *every* box; the survey does not allow that, so I tried to mostly select the NIMBYest neighborhoods (including my own) for new housing. The real answer is "everywhere."
Multiple, affordable housing units should be spread evenly around Berkeley.
We need more housing everywhere of all types (keeping in mind climate risks, and displacement risk — ie new housing in gentrifying areas should be affordable).
Every neighborhood in Berkeley needs more housing!! This question is framed poorly in that it will encourage answers that continue to overburden the same neighborhoods instead of understanding that more housing at all income levels is sorely needed.
Affordable, below market-rate housing in all of Berkeley.
I think housing should go everywhere in every possible way. It should go in the hills, in the flats, everywhere in Berkeley is suitable for more housing. While we should focus on affordable housing, if funding constraints mean we have more developer and market-rate housing then we shouldn't be saying no. All housing will help. The more supply the less demand and the more competitive housing costs will be.
We need higher density affordable housing with mixed income units and homeless set asides in EVERY neighborhood!

I want us to work hard to bring lower income housing to the chichi richer areas of Berkeley. I'm really tired of the economic and thus racial segregation of this town.
Distribute housing equitably, integrate the hills and more economically exclusive neighborhoods by building affordable apartments suitable for families, assistive housing for transitioning homeless, etc. Don't saddle West and South Berkeley with all the multi-unit and supporting housing buildings without thinking about equity/quality of life in those areas. For example, safe-streets/street calming/bicycling safety around San Pablo Ave., more parks and greenspaces and more tree plantings in West Berkeley. The West Berkeley library is a difficult community space to access--Families in West/South Berkeley want to be able to walk around and enjoy their neighborhoods just as those in the Elmwood/North Berkeley neighborhoods want to.
Try to distribute housing types equitably in all neighborhoods.
Equity in geographical distribution of new housing. Most important is AFFORDABLE housing and rental accommodations for the houseless.
The wealthier, whiter neighborhoods should have large apartments and permanent supportive housing.
New housing needs to be environmentally sustainable and carbon-neutral. Neighborhoods that have historically been exclusionary need to bear their fair share of housing development. Policies need to be adopted that ensure that new developments, whether condos or rentals, can maintain affordable rents for average citizens while still penciling out
Inherited wealth plays a large roll in restricting access. It may be necessary to create more housing opportunities in places with less inherited wealth.
Be sensitive to adding density to areas that have been traditionally underserved/ redline. In these areas, I recommend 100% affordable housing.
New housing must be equitably distributed across the city. New housing should be concentrated in the areas that have historically resisted new housing, particularly the "residential" neighborhoods.
Don't segregate homeless people; put them in low income housing and let them stay there. They are not a different category of people.
It needs to be better distributed across the city.
Housing should be divided equally all over Berkeley.
Think of the WHOLE COMMUNITY basic needs of all citizens integrated services access to food shopping & transit
Second - turn the acres of empty, first floor, retail space around town into housing. Repurposed this could house thousands of people.
ANY empty lot should have some kind of fast-track housing put in asap (tiny homes, 'storage unit' housing, prefab housing).
I live near Dwight & Shattuck and HATE the oversized, over-priced apartment complexes taking over my neighborhood. I am constantly worried about losing my rent controlled apartment, and it feels like an insult to be surrounded by these ugly, expensive structures.
Dense housing would go well in the downtown area (near the underground BART station) and would probably make Berkeley a more vibrant and safe place to live.
Keep in mind creating nodes of higher density, especially downtown and around BART stations. Perhaps other areas too, in between can be neighborhoods of single family homes and small multi-unit buildings.
First, I'd put more housing in downtown and the hills, but I'm only allowed 5.
Downtown and Central Berkeley with its access to a variety of transit options makes the most immediate sense, but I selected my remaining three options in the areas to be geographically diverse, but ones that have historically had less high density housing options.



You need to have affordable housing for seniors and those with disabilities in the downtown and other busy areas. Make it easier for them to move about and get to public transportation, like BART
Larger Apartment buildings should be clustered in the downtown area; in the quieter areas of Berkeley, plexes, ADUS and smaller units will maintain a better community feeling, with an emphasis on low income housing.
Reduce community impact by focusing larger developments in neighborhoods that are already designed for higher density (e.g., downtown Berkeley).
University Avenue & San Pablo Avenue corridors should be lined with apartment buildings.
Big developments along major corridors and close to jobs and transit, smaller developments (but a lot more density than we have now) in neighborhoods.
New housing should be on University and San Pablo avenues.
Preserve the neighborhoods. You didn't list "transportation corridors."
Create dense housing along the main corridors and remember to keep open green space for the future.
Midrises on major corridors, 1-4 unit buildings on side streets
I also think that we should be able to build up at least 7 stories in the large rectangle around Cal campus from say the corner of Dwight and MLK to Dwight and Piedmont to Cedar and La Loma and Cedar and MLK. Stuff in this area can house a lot students and other renters who will walk and use public transit, so parking spaces will not need to be added and traffic need not increase. Density and walk ability are environmentally friendly. I would like to see a lot of mixed use zoning to ensure that these places stay walkable. That's not to say that everything should be built in one spot, I think ever neighborhood should be upzoned to an extent, and I hope to see the city legalize a greater variety of housing citywide, even in the neighborhoods I couldn't select due to the structure of the survey
Waterfront homes near Berkeley marina and North Berkeley Bart are great locations for new developments. Many available abandoned locations in Berkeley that would make great locations for Berkeley housing crisis.
I think anything built on BART lots should be in scale with the neighborhood, and there should be a way to retain parking, since many people using BART would have no way to get there otherwise.
near transit is most important, e.g. near ashby or downtown bart. we should be using the land as densely as possible to create the most housing units possible -- only more housing will reduce the cost of housing
More no minimum affordable housing for Berkeley residents ONLY (rent based off tenants income). Let's get our own Berkeley family's and homeless in homes as first property!
Housing is a human right. Please convey this to our Mayor, who doesn't seem to understand.
why aren't you talking about vacancies in existing housing?
Every neighborhood is a good places for 2-4 unit buildings and small condos/apartment buildings (e.g. 3-4 stories).
Affordable in price
Berkeley must add 9,000 units due to state mandate. What about the UC Berkeley continually adding students without adding housing? What about the estimated 4,700 vacancies in Berkeley?
We should specifically focus on redressing inequitable decisions that have been made around housing in Berkeley in the past.
In the last few years, We have seen many changes in zoning in order to build multi units building. However, there was an insignificant number of affordable unit among those hundred of new built apartments. So the question is the mayor and the rest of the council members are in the service of the whole Berkeley residents without differences? Or there is a policy that imposes a certain selection of the residents who deserve to be served? Thank you.

This is a push poll on behalf of developers. You should be ashamed.
Housing should be made more accessible and affordable to UC Berkeley students—which will also benefit other neighborhoods, since students will be able to live closer to campus.
This is absolutely the worst survey I have ever taken. The last question is one to absolutely create a biased answer.
I think this is an odd question to ask, particularly when there isn't a map provided to define what the different areas are.
YOU NEED TO INCLUDE A MAP OF BERKELEY WITH ALL AREAS LABELLED.
9000 units means what? Beds for 9000 people or 4500 dwellings for 9000 people or what? Also not sure what the borders of the various neighborhoods are. A house with 4 bedrooms counts as 4 units? Etc.
What matters is that the housing is permanently, deeply affordable through regulations (eg increased inclusionary housing requirements), not the density. We need a massive amount of not-for-profit, permanently affordable, social housing, which will ideal also be dense, located everywhere; market-rate housing only worsens the situation, regardless of density and regardless of where in the city it is located. The city, including the mayor and most of the city council, and the planning department and its consultants, has been intentionally allowing an explosion of market-rate housing instead of affordable housing.
New homes need to be built for ownership as well as rentals.
Co-Op housing for teachers and first responders like St. Francis Sq. Co-op in SF. No new units should be built that a teacher cannot afford to live in. Senior housing will help with the homeless people on the streets.
All new housing and units should be below market-rate and have solar panels.
Smaller individual units with more shared green and common areas.
building 12-story high-rises in residential neighborhoods is dumb. I'd advocate height limits = one story higher than tallest immediate neighbor. that would preserve neighborhood feel while still allowing for gradual increase in heights over time.
More affordable housing for people with disabilities in safe and NON-hilly areas. Disabilities that are not solely wheelchair access, but also manual dexterity difficulties.
Why is the government telling me we have to build? Is that constitutional?
Families deserve to have a house with no shared walls. Kids are noisy and neighbors are often unsupportive and mean toward families in multi unit housing.
How to break up large single family homes into small apts.
I have 250k saved for a down payment and would love to buy a unit in a 2-4 plex but there just aren't enough options. I'm renting a crappy apartment for 3500 a month. It sucks.
Provide parking unless and until Berkeley implements a viable local shuttle bus system.
No more housing projects (except for the homeless) without any parking. Public transport is bad and infrequent.
Don't build right up to the sidewalk; Housing planning should utilize open space, join to adjacent parks or plazas, both for healthy sustainable community living and also for public safety and gathering planning @emergency response etc.
Lowest income residents and first responders should never be priced out of living in our City.
Buildings should be secure and include off-street parking and gardens. Some units should be designated for lower-income renters. Another affordable option is coliving houses that are fully furnished; they can house singles/couples in community and help ease the loneliness epidemic in modern culture.
I can't understand the boundaries of the different neighborhood designations, e.g., what is Northside? what is North Berkeley?, etc.
Not enough housing for (low income) and I mean low income(people on SSI OR SSA) In a word poor!!!!!!



It's market and land availability driven
Berkeley is NOT "required" to build 9000 units as we are already one of the most densely populated cities in California. Rather, Berkeley has made its problems worse by approving University expansion plans without any enforceable commitment by UC to house additional staff and students.
Allow / encourage building more multi-unit buildings, but build them in areas that already have similar housing, or can handle the influx of population that accompanies multi-unit bldgs.
It would have been helpful to provide a link to a map for these neighborhood names. When I googled Berkeley neighborhoods I got different names, e.g. Oceanside
I do not agree that The City of Berkeley must identify sites to accommodate nearly 9,000 new units through 2031. The MTC came up with this number. The MTC is a developer funded org, ABAG is enmeshed if not controlled by MTC and our Mayor is president of ABAG. This is why faulty assertions of housing need are not thoughtfully examined, but are swallowed whole. We need housing, yes, but 9000 is ridiculous!
The definition of low-income is way off base. We need housing for families, seniors, and disabled people that earn below \$30,000 to 40,000 a year not \$60,000 and above.
Accessible and inclusively designed housing
This is one of the most biased surveys I have ever seen. (I have been doing YouGov surveys for several years now, so I have a pretty good feel for these.) You already know what you want the survey to say and have written the questions so that no matter what people answer, you will get the answer you want.
Homeless transitional housing should be owned and operated by the city. Only people with a direct and measurable tie to Berkeley should be allowed to use it, and all other homeless should be driven out. In addition, the tenants should be required to provide either proof of 35 hours a week of W2 income or do freebee work for the city for up to 15 hours a week as partial payment. Also, minimum housekeeping standards and behavioral standards should be maintained for tenants. Lastly, tie the allowable rent increases to the greater of the Cost of Living increase or the Personal Income Growth (As the Proposition GG taxes are) or to the property tax increase - Whichever is greater.
There should be a stop to new housing in Berkeley. It is not the city of Berkeley job to provide housing for employees of corporations outside of Berkeley. NIMBY cities where tech business is located are not allowing for building growth. Those are the cities that should be building more housing. More housing is leading to a denser Berkeley, but the so-called extra tax revenue is not going to infrastructure or anything that can improve the city.
We need housing for low income workers, and under employed disabled and aging people. We need more subsidized housing. Many disabled and aging residents rely on a car for independence
Need more ecological hardscaping and landscaping, and easy access to nature to ensure long term community health
Encourage ADUs, in law units, etc.
Count vacancies. Look for empty or vacated buildings and build or rehab there.
Amnesty for a real count of rental unit Have a long term plan rather than a 9,000 unit emergency push, that requires rental towers.
Prioritize low income housing. Don't get in bed with for profit developers, they don't respect low income needs and priorities--And YOU KNOW THIS
Single family buying programs for middle income people who don't qualify for low income housing and can't afford these absurd market-rate costs for homes.
Fewer, higher buildings and more open space rather than a lot of short buildings taking up all the land: people need green spaces near our homes.

The public transportation system is not good in Berkeley. Having lived in San Francisco and only used public transportation, I find Berkeley's not reliable, in any way.
Condos are the way for future ownership.
Percentage requirements for new developments to be considered "affordable housing" need to be way higher.
Truly affordable housing is critical.
Berkeley needs to build housing at the deepest possible levels of affordability.
We need more transitional facilities
We must make housing affordable to all income levels, especially extremely low income
The most important issue to me is that Berkeley builds housing at the deepest possible levels of affordability. By supporting those with the most needs, we most deeply live our values and build an inclusive city.
We need deeply affordable housing throughout the city. I don't understand why the city would limit it to only 5 neighborhoods, and only these types of housing.
Don't ruin the character of Berkeley neighborhoods. I can't say who should or should not bear the burden of more housing but I feel that what burden there is should be for affordable and homeless housing.
as much affordable housing as possible
Please provide more housing for low income and middle income households. Also, please provide tax breaks for households that have homes but are low income.
The push pole allows for no critique of the insane real estate pimping machine the city government as become. The survey does show that not a one of you who prepared it has the vagues clue about about the climate emergency, or any actionable concern about homelessness and displacement.
Transitional housing should be linked with needed services and some oversight. Improved, safe transit especially important for concentrations of seniors and people with disabilities.
Housing for City Staff and Teachers should be a priority
Berkeley should be protecting all of its mature trees as part Of a fully funded urban forest master plan. New development needs to take care to protect a mature trees. Planting saplings does nothing to really help us remediate climate change or establish an urban forest.
Housing for school district employees and low income families.
You should pursue all avenues for locating housing. Priority should be giving to housing near transportation.
As long as the housing is not median and low income affordable housing with rental protections and right of return for displaced residents it will all lead to speculation and be driven by real estate and developer interests
Use eminent domain to convert abandoned or underused commercial property to affordable housing.
I'm not too fond of flea market leaving to put apartments there. I live across the street on MLK in a duplex with my family. Parking will be a nightmare, more foot traffic, my view, my peace of mind down the drain. Unless they make living in Berkeley affordable for working class.
Pave every bike boulevard and make them extra user friendly
I love a mix of old single family and small apartment buildings. I would like to see more. I live in N Berkeley and I appreciate the ugly 2 story 60's apartment buildings. They enrich our neighborhoods with a wider variety of people but not too many.
Please respect a 4 foot setback without protrusions. If you look at hvac pads for example, they will become an issue in times of safety in the future.



we are building enough multi unit market-rate housing. We need to build lots of housing for very low and low income folks
Need more vry low-income units!
None
Affordable
affordable, below market-rate, NO MORE market-rate housing.
We should be building housing everywhere. No neighborhoods should be exempt.
I just looking for a place to live in Berkeley
Build affordable multi-unit apartments with parking spots for every tenant
I would love to see more housing if all kinds in Berkeley. If we keep the housing supply low, only the richest will be able to live here, and Berkeley will lose it's essential character. I love Berkeley, I've lived here for years, but I lived renting bedrooms as a student and as a non-profit worker, and I despair about being able to live when I start a family. My girlfriend grew up in Berkeley and would love to move back, but Berkeley has not added nearly enough houses to keep up with modest population growth. I'm so excited to hear about the 9000 new units mandate, and I hope that Berkeley makes it easy to hit this target. Let's shoot for 12000. Even if we miss we will land among the stars. I don't think any neighborhood would be damaged by allowing ADUs, 4-plexes, lowering lot size minimums, eliminating set back requirements. We can have a larger funkier varieties of homes.
BACK YARDS
I believe there should be much more mixed use zoning. Separation of uses through zoning promotes car usage and is strongly anti environmental.
No big complexes because they are too expensive to rent, builder grade (cheap) inside and seem to always have openings. They are vacant probably because, well, who can afford them?
See last comment. Correct that problem first.
Higher density housing, especially in areas far from BART or bus lines needs to consider space for parking cars. I will not support any higher densities without parking capacity considerations.
I will never be able to afford to buy at current prices.
Why is there no mention of allowance for tiny homes? That could be the most efficient use of space yet
ADU should be encouraged and those with off-street parking given priority.
It's really important to prioritize the needs of our long-term unhoused or long-term unstably housed folks. The rate of homelessness in contrast to the staggering amount of wealth many Berkeleyans have is infuriating. No one should have to sleep on the sidewalk, or in a field next to the freeway!
Single family housing is essential. It is an entry level housing option for many and is family friendly with yards and open space.
If not already the case, renters should be granted subsidies from UC Berkeley, since the abundance of students introduces so much competition for rental properties
It is extremely important to have excellent infrastructure in place, prior to building. This includes affordable public transportation, water, and off-grid power.
This question makes no sense without a map and an understanding about current housing densities and predominant zoning in the defines districts.
The high rises really don't fit in and are terrible places to live and really ugly
We need more opportunities for young people to build equity, via ownership
I would like the city of Berkeley to think well where they are going to locate Permanent Supportive Housing, because there is a lot of disorder, dirt and lack of security where the homeless live. It is one thing

to help and another to give all the facilities. It is expensive to live here so that there is no control with the homeless.
Should encourage hi-rises.
for the homeless and disabled, they need access to public services and resources so the hills doesn't feel right. Access to meals, mass transit, medical and other services is key for the less mobile. The hills could offer more lower income housing where one having a car makes sense.
Think "World Class".
New housing should not block light in such a way that people cannot have gardens or fruit trees. Discouraging parking spaces makes it difficult for older people who cannot bike or walk long distances.
I wonder why none of the buildings are condos. The are all apartments. Is there some way that condos could be built as well?
I didn't really find the above exercise useful. I'm not sure why one location would get preference on type versus others, unless it's due to zoning restrictions or risk/structural issues (like large apartment buildings not being structurally sound in the berkeley hills or increased fire risk).
More family scale apartments and condos (not just for students and singles) far more affordable housing. Larger scale projects on bigger streets, four-plexus on larger lots.
No option for single family houses? which per a Redfin survey even millenials prefer? What a biased survey! https://www.redfin.com/news/millennial-homebuyers-prefer-single-family-homes/
These choices are not really helpful as they don't address scale of multi-unit buildings - 10-50 units is one thing, 100-200+ units entirely different considerations.
Concern for increased density in the areas prone to congestion should an evacuation be needed (fires)
Areas with narrow streets can't handle higher density. Provide offstreet and echarging parking.
Reduce parking only in locations that are well served by transit. Not everyone can ride bicycles or walk.
Concern in North Berkeley if adding units, safety in case of fires and not being able to drive down the street
first priority should be getting the homeless off the streets; sidewalks, tents, encampments and using vacant properties or building appropriate shelters, homes, apts. with social services as needed.
don't allow shadowing of solar, consider evacuation and fire dept. access in hilly areas and narrow streets, don't remove a lot of parking unless much better public transit developed
You didn't give us the option of student housing, your areas overlapped. When I say 2-4 plex I mean total units. No extra ADUs and all that. Two is two. Four is four. Total
Senior facilities should be located in various neighborhoods with easy shopping nearby.
Greater density is OK, but don't do it by taking away desirable feature of the city, like open spaces and BART parking. Instead, replace less desirable buildings or housing with new, denser housing.
Berkeley ought to have more mixed income cooperative housing.
There is also concern about the carrying capacity of our city, given current state of its infrastructure. Consider when was the sewage system, gas pipes and electric utility lines updated? Why do we still have overhead electric wires? Do we not have problems with maintenance of roads, streets, pathways and what happens to the infrastructure with doubling and tripling of population?
co-ordinate with UCB
Third - in that 9,000 figure - we should include the hundreds of empty new apartments that no one either wants, or cannot afford. Put a second and third story on one story retail spaces along boulevards. NO TALLER THAN 3 STORIES. Bad architecture, poorly designed for resilience is bad for life. No point building homes that are miserable because they were cheap and fast. The profit motive has driven us to the brink of climate disaster, a true statement, not hyperbole. Why do we let these same people design our housing? Only a lemming or a corrupt politician would follow that path.



Add more public transportation so that residents do not need to use a car.
ALL of those 9000 units should be for low-income renters/home owners, the homeless, seniors, and folks with disabilities.
Infrastructure and density and height must be considered or we will be living in Manhattan
more opportunities to buy a condo anywhere in Berkeley
density should be increased around main road arteries regardless of neighborhood. (shattuck, college, telegraph, MLK, sacramento, san pablo, marin, hopkins, university, dwight, ashby, etc.)
I have not studied the issue in Berkeley. Having worked with people in permanent supportive housing, I know how valuable the safety of that housing is, and how useful it is to be close to other resources and public transportation.
Ease of access, public safety, public services readily available.
Be careful about concentrating supportive housing in Downtown Berkeley or Telegraph and turning them into high crime areas like the Tenderloin. Having supportive shelters downtown Berkeley greatly increased crime, break-ins, and assaults and BPD has little ability to curtail the negative externalities. Berkeley needs a LOT more ownership units and the city only generated 20 BMR condos in 10 years, this is unacceptable and exclusionary. We need to plan to additional transportation extensions and additions as well. Clearly, Shattuck, University, and Telegraph will need greater transit and private car restrictions or turn-offs. There is plenty of multi-family apartment space up and down Shattuck with dilapidated one and two-story buildings.
ADUs and 2-4 pieces should be by right everywhere. Apartment buildings should be in sync with neighborhood heights and required to step down to three floors at most on streets abutting single family neighborhoods
Some new housing should go where there is no current housing - population density is already high in many places and should not get more dense. Thank you!
The state has already acted with SB-9 and 10. The City should speed construction by fixing the permitting process and not creating another Spengler's parking lot debacle. Just get out the way. Don't try to centrally plan. The above matrix of check boxes is emblematic of the City's incompetence.
This is a terrible question. "All of the above" should be an option. We should not be deciding what neighborhoods to put housing in; we should be deciding on one policy for lots close to frequent transit (eg high rises by right) and another policy for lots further from Transit (eg sixplexes or mid rises by right). Don't exempt these cutesy-name single family neighborhoods from integration.
Keep 4 to 7 story multi-family on the main avenues; San Pablo, Telegraph, Shattuck, University and Solano Curtain dense housing in the residential neighborhoods; emphasize duplex and ADUs
As much as possible, especially close to public transit and amenities
It is a fire safety hazard to build up the hill areas. Parking needs to be a consideration throughout Berkeley. Housing can't be considered without attention to both parking availability and transportation. Berkeley plan to develop north berkeley Bart parking is hostile to seniors and single parents with kids and young families who work elsewhere bec it is unrealistic to use Bart without parking available to be able to work and then pick up kids from school. Please stop pretending that families in hills or seniors and disabled persons can bike or walk to safety or to or from Bart
I support building a large apartment building at North Berkeley BART but don't think that the rest of the neighborhood makes sense to try to jam a big building into.
multi-units in unused Bank of America buildings and parking lots and other commercial spaces currently unused.
More dense housing near all 3 bart stations

YOU ABSOLUTELY CANNOT CRAM ALL OF THE THOUSANDS OF HOUSING INTO THE FLATS!!!!!!! WE'RE IN THIS TOGETHER AND TOO BAD FOR THE HILLS OLD MONEY. THEY NEED MULTI-STORY UGLY BUILDINGS TOO. ADDITIONAL HOUSING REQUIRES TRANSIT AND PARKING.
More student housing around campus
Make/keep the ADU process easy.
Build multistory apartment buildings along major streets like Shattuck, Telegraph, San Pablo, Sixth Street. Perhaps convert very large homes in Claremont, Elmwood, Northbrae, and areas with big old homes into apartments without changing their street look (as was done long ago to some large homes). Do not ruin the beauty of Berkeley's lovely neighborhoods like the Elmwood, Claremont, North side, Westbrae with big modern apartment buildings. Build apartments on BART parking lots including Rockridge and No. Berkeley. If done aesthetically in keeping with the architectural character with the neighborhood, residents will adjust and accept them.
You need to mix it up you can't have low income, mental institutions senior housing and drug rehab centers ONLY in South Berkeley!!! It's a known fact that these services need to be dispersed throughout neighborhoods to be beneficial - and work for the city as a whole to reduce home depreciation and crime.
Don't let the NIMBYs get you down
Dense market-rate housing near transit hubs is critical, but areas that have lower ratios of single family homes to multi-unit buildings need to up the ratio.
Put housing anywhere! More! More!
Areas like the hills need more fire safety and prevention help than more density. The flats can handle it where there is public transportation and easier walking and cycling.
2-4 plexes everywhere
Don't repeat the disastrous design and poor construction of the last time Berkeley allowed four plexus.
The homeless don't need to be in Berkeley.
First, housing should be built throughout Berkeley with the most expensive and racially exclusionary areas having the highest ratio of affordable housing below 80% AMI (equity). For the hills, it depends on the width of the roads. I selected the most conversation options, assuming one-way streets. However, where there is room, condos, apartments, and senior homes should also be permissible. It's really being targeted as to what parts of the hills absolutely cannot allow them due to fire safety
I want more housing that is nonprofit owned.
no new huge apartment buildings/complexes. We have enough already. They are ruining the look of the city.
Make sure there's parking!!
Difficult to impose multi story multi unit housing in the "nice" neighborhoods, it takes some of the "nice" out, however we need more housing.
Please build more affordable apartments in downtown Berkeley or surrounding campus so students can access campus easily and affordably.
Focus on Infilling! Prioritize building in existing empty lots, BART Station Parking lots, Spangler's parking lot, other large parking lots. Maintain the integrity of low rise mixed historical community-oriented neighborhoods. Consider locating new housing in industrial areas, e.g. along Highway 80 and near Aquatic Park to help revitalize these areas. Focus on 5-6 floor multiuse complexes versus 10-20 floor high rises.
I do not like the idea of taking away parking at BART stations for housing. Many of us need our cars, cannot depend on the bus system, and certainly cannot ride a bicycle. Some of us cannot be away from home too long.
Focus of multi-story multi-family should be near transit (ie our 3 BART stops) and good bus lines, with permissible duplexes and similar gentle density in all neighborhoods but again encouraged near existing



commercial districts and bus routes to make walkability and access a priority and so parking doesn't become the reason people don't have homes.
We represent those who are driven by the belief that every person deserves a high-quality home. Everyone should have the opportunity to succeed in a safe ,comfortable environment.
for streets that can accomodate it, more 2-4 plexes. Need to be realistic that this will bring more cars
Build everything. Build market-rate and build affordable. Build without review. The only way to get housing costs down is to build a lot more housing.
The berkeley hills are a fire danger and we need greater climate change awareness and fire prevention. More trees that are not cut and tangled with wires by PG&E! Underground our utilities please and repair our streets. Prune overgrown vegetation and shield garbage can storage from the public right of way and surrounding properties. House the homeless. Reduce crime and keep our city safe and clean.
Developing the flats for single commuters instead of families is bad for Berkeley's long term future. Single commuters or roommate pairs without kids tend to be transient and not invested in the community or willing to put down roots.
Don't know the neighborhoods well enough to answer the above. Clearly need more of all the above housing types.
Need to be spread out to all areas
Convert large homes in Claremont, Berkeley Hills, and Elmwood to multi-unit condos. High density multi-unit apartments and condos near BART stations, UC campus, and along major transit corridors (e.g. Shattuck, San Pablo, Telegraph, University)
I don't have an opinion on location, but permanent supportive housing and affordable housing for first time homebuyers should be prioritized, in my opinion
Berkeley shouldn't become so dense as to become unliveable. Berkeley shouldn't sacrifice places where people work (e.g. West and South Berkeley industrial areas)
We are living in a new ADU in our son's backyard in Northbrae, and are very grateful for that particular part of the housing system.
Property taxes are so high. Increase tax base by increasing density where it makes sense (like near BART stations, Cal, and downtown).
Berkeley needs single room occupancy hotels, hostels and co-housing
Does the City know how many empty housing units exist in the City and how many units are short term rentals? What can be done to bring these units back to support long term housing?
Shouldn't add much new housing in the hills, because of difficulty evacuating on narrow streets
overcrowding without infrastructure is problematic
Affordability and density are more important to me than specific location
Berkeley is too crowded already, we do not need more people, the City cannot handle the number of people we currently have residing here.
Homeless housing is most important issue for the city
We need affordable housing. The ONLY type of housing that should be built on publicly-owned land (like BART stations), or along the major transit corridors (e.g., University Avenue, San Pablo Ave.) is affordable housing for working people who have been priced out. We also need supportive housing for homeless people with mental health or substance problems. We do not need to build market-rate housing. Let Apple, Google and Facebook build housing on their shiny campuses for all their workers -- it's the high salaries of tech workers that has led to displacement throughout the Bay Area.

There are great examples of small apartment complexes mixed in with single family homes in most Berkeley neighborhoods and of single family homes converted into duplexes etc. More of this mixed-type housing in neighborhoods and taller complexes near bus stops/BART makes a lot of sense.
I think that adding 9000 units is ridiculous. A modest increase over time of 3-4 unit complexes would be aesthetically and demographically more appropriate.
all new housing should be along transit and commercial corridors
The areas that are currently less dense and wealthier (and whiter) should add housing for the homeless. I want many more apartments and condos throughout the city to allow younger and mid income people to live here
9000 is too much. The city government is planning to destroy a truly beautiful and civilized area. I've paid a lot in property taxes over the years and this plan is for the needs of people who don't even live here, who only want to live here, and not for the people who have actually lived here for years or decades. Why isn't the government of our city working to support us, it's residents?
Don't build giant multiplexes keep it to mostly 4unit buildings, except around downtown where you can build up
It seems that most of the central Berkeley new housing are condos or apts. too highly priced for regular people. We don't need luxury housing, we need moderately priced housing that are not cubicles.
1. Continue to concentrate multifamily projects adjacent to rapid transit. 2. Support the development of the BART transit villages ASAP, this is low-hanging fruit with perfect access to transit and no displacement of any current residents.
It would seem that low rise apartments need to be built along San Pablo, University Av., and Shattuck. There is transportation on these corridors to downtown, toward the BART, and SF Express buses.
High concentration in downtown areas only. Fire danger in the hills makes high concentration completely untenable.
No more very very tall buildings
Build it every type everywhere and make it all accessible.
Public safety has to be prioritized when new housing plans are made. Climate change will drive public safety challenges
Why can't I tell you what type of housing should be allowed in each neighborhood? If I skip my own neighborhood will that be counted as not wanting anything built there or as agreeing that everything can be built there? This survey is slippery and its results will not be valid.
I don't understand "The City of Berkeley must identify sites to accommodate nearly 9,000 new units" I do think Berkeley is pretty densely populated already. Who are we allowing to tell us what we must do?
mainly multiunit 4 story apartment building on main commercial streets: San Pablo, Shattuck and University
Please stop placing the burden of sheltering the homeless on West Berkeley.
It was hard to limit myself to only 5 neighborhoods. Every neighborhood in Berkeley can take on more 4-plexes, for example.
Key problems are access to public transit so don't need as many cars for basic errands and maintaining safe evacuation routes for wildfires and after quakes.
I think all neighborhoods provided that they have safe access for fire and emergency can benefit from more and denser housing.
Build multi-type apartments downtown with other large buildings. Tall buildings should be located in one area.



There are plenty of unused building that could be renovated for low income housing. Don't make any more deals with developers (especially those who don't even live here) or UCB.
Density near transit is good, but we need more density *everywhere*
Everything everywhere.
We need dramatically greater housing density (multi-unit condo and rental) near Berkeley's BART stations and transit corridors, but we especially need greater density in higher opportunity neighborhoods in North Berkeley and near UCB campus. I don't have strong aesthetic preferences on size/appearance of buildings, we just need more housing EVERYWHERE.
I object to the limitation that we can only recommend new homes in 5 neighborhoods of the city. There should be more homes everywhere in Berkeley
Housing should have easy access to mass transit.
we should be permitting as much housing everywhere, especially in historically exclusive areas. why is it even an option on this question to say, for example, no housing for seniors/disabilities/supportive housing in northbrae?
Why only five? Picked top five on the list since the question makes no sense. Need new housing in all neighborhoods.
Much more density near BART stations especially downtown. Senior housing in areas walkable to transit and services to preserve mobility
Housing for people with mobility issues (seniors, folks with disabilities--physical or mental, etc) shd/be close to transit. Berkeley shd also work with ABAG to ensure non-car transit options are high priorities for the whole region.
More buildings, the sooner the better
So, so many. First: it's critical that our Housing Element plan be realistic and credible. We must end up with a plan that represents likely actual construction in the 8 year horizon, not just our dreams. As a result we absolutely need "all of the above". No one single housing type nor one single set of areas of the city will be able to satisfy the demand. We need to have a very challenging discussion about fire risk and equity. It's appropriate for us to limit new housing in our higher risk areas; but at the same time, we need to remember those areas are also wealthier than the average, and that other areas will look at this as if the wealthy areas are dodging the burden. Therefore this discussion has to be expansive - we cannot JUST limit housing in the Hills (especially if it includes all of zone 2), we need to also address other serious fire risk measures at the same time. We should also look at some form of bond/tax on the areas that are NOT absorbing new housing, either to support affordable housing or to address fire risk.
Too many options for public input leads to people trying to clog up the system and stop building. No regulations that allow objections because it'll shade someone's home. More flat taxes will help make our skewed property tax base more equitable. Incentivize density near BART and other transit rich areas. Remove parking requirements.
Why can I only pick 5 neighborhoods that get new kinds of housing? They should all get all kinds. I don't know how to answer this without seeming like I'm letting some neighborhoods off the hook. West Berkeley shouldn't get all the PSH while the Hills only have 2-4 unit homes just because that's the way things are now.
this pits neighborhoods against each other
Garageless multiple resident housing near BART, and AC transit lines. Senior and homeless and low-income housing in low-income neighborhoods, and near food outlets (ie. grocery stores and restraints). Thank you.
As much as possible, functioning neighborhoods and their support groups should be preserved, seniors and homeless people should have homes close to convenient help, such as grocery stores, medical facilities. More affordable rental places are best located near transit corridors.

We need more affordable housing (low-income, very low income, extremely low income)! Everywhere!
More Permanent Supportive Housing in North Berkeley
The terrain of Berkeley Hills makes it inappropriate for senior & disability specific housing. Large houses in Elmwood, Claremont, North Berkeley could be made into duplexes.
Housing construction should largely be located in high-resource areas and high-volume corridors. We need to stop messing around and actually build lots of housing.
New housing needs to be located near affordable non-personal car transit options, including walking and protected bicycling paths, for sustainable growth. Housing should also be located near jobs that the residents would take.
Housing for seniors, disabled, and the homeless needs to be located on major streets with access to services, not in areas with poor public transit and resistance from the neighbors. NIMBY neighborhoods will probably only accept ADU's.
We need to spread new housing across the parts of Berkeley that have historically excluded people with racist zoning. So we should be building more in the traditionally white neighborhoods.
Density near Bart and transit. Improve bike and pedestrian access to housing and commercial areas
The claremont and elmwood neighborhoods do not have enough multi-family buildings.
duplexes and multi unit housing with AFFORDABLE UNITS that allows green space and light and is mixed with single family homes can be built everywhere in the City that allows for escape in fire. Apartment buildings that also have some light and green space can be built along transit corridors and over BART with an emphasis on affordability and green space and light. In otherwords, not just big ugly apartment blocks.
Bungalows should be helped to become 2-story duplexes, not just to add ADUs
Housing should be developed along transit corridors.
The building of multi-unit rental housing and not multi-unit owner occupied housing will continue to drive up the cost of homeownership in Berkeley. We are a retired couple in a 3 bedroom house and would consider moving to a condo in central Berkeley, but there are essentially none available. There is perverse incentive for people like us to stay in housing that should house more people.
Very hard question. I think all neighborhoods can tolerate more multi-unit building. The hills should not be an exception. I think multi unit building condo, co-op rent should be along transit roots. We need to increase frequency of buses and that requires concentration of users.
Below-market opportunities should be located in the more economically privileged areas
this survey is not biased. why can't i select more than 5 neighborhoods and more than 1 category? we need to be able to select multiple in options in all neighborhoods. 2-8 unit apartment and condo housing equally disbursed across the city. The city should work on purchasing transitional supportive housing for homeless, teachers, firefighters, and city employees, and police, in every district. we need the people that work here to live here and feel more invested in the community.
Higher rise buildings should be aggregated in certain areas, as they are in all other "cities." Businesses and services can then be focused (more efficiently and economically) nearby, instead of expecting people to travel for needed services. Should also be localized near transit points -- downtown and bart. Fire danger east of MLK is real and must be taken into account: MLK is the supposed "safe line" to evacuate to.
Locate multi-unit housing on transit lines. Integrate transitional and affordable housing projects over the entire community where transit is located. Protect the light, solar access, air, wildlife habitat, privacy, and gardening space of those who have it.
Increase density where transit and commercial services- markets, stores are located. Limiting answer to having to choose just 5 neighborhoods is poorly thought out. Each neighborhood should be part of the solution.



<p>Minimize population growth in the Berkeley hills for public safety reasons, which could endanger the whole city.</p>
<p>I really hope that this type of survey is not going to guide the decision on where different types of housing are going to occur. I hope that the decision is based on providing an equitable distribution throughout the city and that the resources of the city (parks, schools, civic spaces, retail, transit and the like) are developed further to support it.</p>
<p>Seniors, transitional, and disabled persons need easy access to public transportation, services and a grocery store.</p>
<p>You need to be mindful of the neighborhoods so as to retain a sense of community within each district. Architectural design must be give serious consideration so as to keep ugly box type housing out of the area. Need to be VERY strict about keeping housing costs down so they are affordable.</p>
<p>The downtown and central city are already quite dense. I believe that additional housing should be located on transit lines along San Pablo Avenue and in the Berkeley Hills. It should be equitably distributed in the city. It would be great to create a Tiny Homes enclave somewhere, maybe on City owned land, to eliminate homelessness in Berkeley. Stop building Navigation Centers and temporary shelters that only perpetuate homelessness. Build affordable tiny homes, and provide case management services to those with mental health and addiction issues. I oppose supporting the current bloated and ineffectual homelessness services that have resulted in no improvements and have eaten away millions of public dollars. Build, and then support, housing. That is what homeless people need.</p>
<p>Berkeley is oversubscribed with expensive dated single family dwellings. These properties sit on Berkeley's land. It should be attractive to build 2 units on a single family lot. That would help.</p>
<p>2-4 unit buildings can really go in any neighborhood without being too disruptive. This would include senior housing and disabled housing. But large multi-unit buildings (with rental or owner-occupied units) have to be carefully sited - along transit lanes, in semi-commercial areas. They are too big for fully residential neighborhoods, and increase land and unit costs, making all neighboring residential housing more expensive.</p>
<p>Seems Types and location of housing should be determined by population profile, need and development potential of individual parcels . I would feel more comfortable if this process began with more background data, current at that. I also think there should continue to be single family housing in Berkeley. I have trouble with this question. Seems leading and not useful exercise. I only check a box to move forward.</p>
<p>Except for provide downsizing options for local seniors and more options for the disabled, none of the above. Berkeley is is already the most dense City in the East Bay. Challenge the State.</p>
<p>Spread the new population density out - more sharing among districts. Placement of multi- units along public transit corridors to serve the disabled and seniors especially. Require more developers to provide higher proportion of affordable units for low income renters in their rental housing projects. Encourage land trusts' long term land leasing to stabilize prices, countering the " market-rate".</p>
<p>Please build more BART-accessible condo buildings in Berkeley!</p>
<p>If possible above, I would select every Berkeley neighborhood as a good site for 'plexes.</p>
<p>Need more high rise apartments along Adeline,shattuck, San Pablo. There are quite a few empty or derelict lots there. Also more ADUs everywhere (I know rules changed recently).</p>
<p>The question above would be easier if we had a map of the neighborhoods - I'm not sure of the difference between some of them. Two recommendations: - Prioritize senior housing, permanent supportive housing, and apartments in areas with good walk scores and easy access to shopping, transit etc. All these groups benefit from walkability. - Don't put all the poor people in areas with poor people - we all do better in Berkeley when we mix it up some, even inside the same building, don't segregate people by affordability.</p>

This produces lots of societal benefit, like using the pull of the richer folks to bring good services into that vicinity (everything from the apartment building being well cared for to trash pickup at the park next door, etc.)
Single family neighborhoods need more types of housing and more density. The lower hill areas should not be exempt. Church parking lots should be developed very densely as churches pay no taxes. Every part of Berkeley should be more dense with no parking and much better public transit everywhere.
Please do not build a bunch of 17 floors apartments. We need more duplexes, triplexes and fourplexes that have 3 bedrooms 2 bath with some type of yard, encouraging the concept of garden to table. We need to embrace renters as families, that also grow and may never afford or choose to own.
North Berkeley and the hills need to step up with density and approvals. Enough is enough with the richest Berkeley residents evading responsibility for housing development.
Housing needs to be better spread out throughout the city, not just in West Berkeley and Downtown
Any zoning requirement concerning square footage of new housing or ADUs that does not take into account lot size (7200 square feet vs 4000 square feet) or mass (floor area ratio, height and set backs) favors wealthier berkeley land owners.
It's really the market and property owners that decide where new housing occurs
We need to promote alternative ownership models - land trusts, coops, low income condos, coho yang. Also, housing should go everywhere: picking five areas makes no sense.
Housing for workers - especially for service workers specifically home care workers serving the senior and disabled residents who endure long commutes for low pay but are essential for keeping Berkeley 'disability friendly'
We need to prioritize permanently affordable rental housing – the category where we've terribly failed to meet our regionally assigned quotas. The logical places to concentrate new housing are downtown, and in flatlands areas where land costs are relatively affordable and density is moderate.
The types of housing that are appropriate depend on the regulations. For instance, if parking is no longer required in large developments, the size of those developments should be limited.
Berkeley must increase housing density and build many more multi-family units, including large condos, in all neighborhoods to address high housing costs and fight climate change.
Affordable housing should be built everywhere.
Volunteer for civic duty; serve on appropriate public board.
I don't think that concentrating homeless housing is a good idea. It's better to spread out the low-income housing all over the place so the burden isn't concentrated in one area.
I would like to see rental/affordable sited in more affluent neighborhoods to counter the economic segregation Berkeley displays
go beyond 4plexes! the city could get significant improvements in both feasibility & affordability by allowing sixplexes (or even more) also: plan for more housing in all neighborhoods! Berkeley has a lot of great places to live :)
Restricting the respondent to 5 neighborhoods is too limiting. I feel like we need to allow more housing at all levels of affordability everywhere. Otherwise, there is a danger that forms of housing that are seen as a burden will only be developed in some neighborhoods, and forms of housing that are seen as desirable will be built in other neighborhoods. If there are specific forms of housing we think would be exceptionally suitable in one place or another, we can then incentivize and streamline process for that kind of housing where planners think it makes the most sense. If we think some areas don't have enough parking or mass transit, we should innovate our mass transit and parking policies in those areas. If we think some areas are



unsafe to live in, we should innovate to reduce the existing number of residents in that area rather than relying on prohibition of new construction alone.

The city should build more student-centered and affordable housing near UC Berkeley campus to prioritize the needs of students, and to prevent displacement of long term residents in other areas of Berkeley.