

**CITY OF BERKELEY
PLANNING
COMMISSION**

SUPPLEMENTAL MATERIALS 1

**Late Communications Received
By 8:00 a.m., March 6, 2019**

To: Planning Commission **3/5/2019**
Re: Adeline Corridor Plan
From South Berkeley NOW!

Dear Planning Commissioners:

South Berkeley NOW! is an organization of south Berkeley residents that advocates for housing and investment in south Berkeley to create a vibrant, thriving, diverse south Berkeley that is equitable, affordable, walkable, safe, and beautiful. Please consider our comments on housing and community benefits related to the Adeline Corridor Plan.

The heart of the Adeline corridor is the Ashby BART station, over eight acres of publicly-owned land. South Berkeley Now! encourages the Commission to support a bold and comprehensive vision at Ashby BART that includes housing for all income levels, ground floor space for local businesses and community non-profits, a new plaza for the Flea Market and other cultural activities, and transformation of Adeline Street into a pedestrian and bike-friendly amenity with open space for all to enjoy. If we work together, our publicly-owned land and publicly-owned streets can be transformed into a welcoming place for the entire south Berkeley community.

New development at Ashby BART can also be a model of how neighborhoods and cities come together around a vision that strengthens the local neighborhood and welcomes new residents. Making real progress on housing and the climate crisis requires leadership at the local level. Our neighborhood and our city can help provide that leadership to the region.

South Berkeley Now! wants to maximize community benefits along the entire Adeline Corridor, including affordable housing for all income levels, safe and walkable streets, open space, and funding for nonprofit arts, culture and history. In order for these community benefits to be realized, the Adeline Corridor Plan must include a higher density than exists now in the C-SA zoning district, at Ashby BART, and in the surrounding neighborhoods. A higher density of housing will foster a better local business environment, create more affordable housing for all income levels, and maximize the amount of community benefits that we can leverage from grant funding and market rate housing.

In order to leverage more funding for affordable units, higher Base Density is needed in the C-SA and R-4 zoning districts. The current Commercial South Area "C-SA" and R-4 zoning does not allow for sufficient housing density to qualify as transit oriented development. In addition, the base zoning does not provide enough density to create an adequate number of density bonus units. The typical C-SA Zoning allows for only 3 stories in height and includes large setbacks. On an average 10,000 SF lot in the C-SA that would work out to 12-13 residential units or 56 du/acre -- not an appropriate density for a transit corridor within ¼ mile of a BART station. A more appropriate density for thriving TOD would allow no less than 150 units to the acre on the major streets and BART.

The low density base zoning in the C-SA has the effect of discouraging density bonus projects that provide on-site affordable housing and so results in a small number of low income units provided. For example, the density bonus project proposed and approved at 2902 Adeline had a base project size of only 18 units and thus only 2 Very Low income units were needed to take advantage of the density bonus provisions. If the base zoning had allowed higher density, the number of much needed low income units would have been higher.

Increased density is essential to attract and secure transportation grant funding for South Berkeley street improvements. In order to create a vastly improved streetscape that prioritizes pedestrians, bicyclists, children, seniors, local businesses and their customers, we must access transportation grant funding. Available grant funding aligns transportation investments with focused growth along transit corridors and includes the One Bay Area Grant program, “OBAG”, Affordable Housing and Sustainable Communities “AHSC” and the Housing Incentive Pool. OBAG gave Berkeley nearly \$20M for three related projects based on housing approved in the downtown area: recent BART station renovations, pedestrian safety improvements on Hearst Avenue, and the street changes just now starting construction on Shattuck. We must create an Adeline Corridor Plan that provides enough new housing to create a transit oriented area that is eligible for these funds.

The Housing Incentive Pool “HIP” program can also help fund affordable housing. In November 2018, MTC established a “contest” that could support affordable housing in South Berkeley. The Housing Incentive Pool, or HIP for short, uses transportation infrastructure dollars to reward the cities and counties that produce or preserve the largest number of affordable housing units in designated Priority Development Areas or in Transit Priority Areas. It will distribute \$71 million on a per-unit basis to the 15 jurisdictions that issue the most certificates of occupancy for newly-built housing for low-, very-low- and moderate-income households over the five calendar years 2018 through 2022.

The time is NOW for the city of Berkeley to give South Berkeley the attention that it deserves. We look forward to working with the Planning Commission to provide policies and concrete suggestions on how to make the Adeline Corridor Plan a document that serves the best interests of the city and its residents.

Sincerely,

South Berkeley NOW! Steering Committee members:

Peter Waller, Teresa Clarke, Betsy Thagard, Jon Lau, Jodi Levin, Deborah Matthews, Matt Lewis, Matt Nichols, David Soffa, and Maryann Sargent

Pearson, Alene

From: Ellen Woods <ellengerneaux@gmail.com>
Sent: Monday, March 04, 2019 11:11 PM
To: Pearson, Alene
Cc: Friends of Adeline
Subject: SUPPORT POLICIES THAT REVERSE DISPLACEMENT IN SOUTH BERKELEY

Dear Planning Commission,

Please pass policies that help people live and stay in South Berkeley. At your March 5 meeting:

Please include in the Adeline corridor plan:

--50% of all new housing built in the area must be affordable, at all levels of affordability, including for residents with no income.

--A right to return for African-Americans and low income people who have been pushed out of our neighborhood or cannot afford to live here.

Our community deserves the same level of investment and protection as other parts of Berkeley. The city must take action to ensure new developments benefit low income residents, people of color and African-Americans in particular, as reparations for past and ongoing harm.

Ellen Woods
1937 Russell St, Apt B
Berkeley, CA 94703

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Ellen Woods
<https://ellenwoods.info/>

Pearson, Alene

From: janice greenberg <ghawk24@gmail.com>
Sent: Tuesday, March 05, 2019 4:11 PM
To: Pearson, Alene
Subject: 3/619

Unfortunately, other commitments prevent me from attending but I am echoing our concerns:

For too long, the city's actions in South Berkeley have pushed out low-income and people of color in our neighborhood -- such as trying to take the home of an African American family over fixable code violations, and approving new projects in our neighborhood with no low-income housing. The city is able to pass and enforce laws that take people's homes and criminalize unhoused people in our community, but won't take action to pass policies that actually help people stay and live in our community. The Adeline corridor plan will accelerate displacement in our community unless real action is taken, including:

- 50 percent of all new housing built in the plan area must be affordable, at all levels of affordability, including for residents with no income.
- A right to return for African Americans and low-income people who have been pushed out of our neighborhood, or cannot afford to live here.

At the Planning Commission meeting this Wednesday, the city must answer these important questions: How will the city reverse the displacement of low-income and people of color from our neighborhood? How will permanently affordable, low-income housing be prioritized in the plan, on both publicly- and privately-owned land? How will the city ensure new investments in the community serve existing low-income residents and people of color, and unhoused people in our community? How will these policies be implemented and enforced -- as in, actually make a difference in people's lives?

Our community deserves the same level of investment and protection as other parts of Berkeley. The city must take action to ensure new development benefits low-income residents, people of color, and African Americans in particular, as reparations for past and ongoing harm.

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Sincerely, Janice

Pearson, Alene

From: Katharine Bierce <kbierce@gmail.com>
Sent: Tuesday, March 05, 2019 8:57 PM
To: Pearson, Alene
Subject: Please prioritize new affordable housing in the Adeline corridor

Dear Berkeley Planning Commission:

I have been a Berkeley resident since 2013.

We need strong policies that will reverse displacement in our community.

For too long, the city's actions in South Berkeley have pushed out low-income and people of color in our neighborhood -- such as trying to take the home of an African American family over fixable code violations, and approving new projects in our neighborhood with no low-income housing. The city is able to pass and enforce laws that take people's homes and criminalize unhoused people in our community, but won't take action to pass policies that actually help people stay and live in our community. The Adeline corridor plan will accelerate displacement in our community unless real action is taken, including:

- **50 percent of all new housing built in the plan area must be affordable, at all levels of affordability, including for residents with no income.**
- **A right to return for African Americans and low-income people who have been pushed out of our neighborhood, or cannot afford to live here.**

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Our community deserves the same level of investment and protection as other parts of Berkeley. The city must take action to ensure new development benefits low-income residents, people of color, and African Americans in particular, as reparations for past and ongoing harm.



Thanks,

Katharine

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Katharine Bierce
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415-449-0959
[LinkedIn](#)
[@BizCasualYoga](#) | [@kbierce](#)

Pearson, Alene

From: Larisa Cummings <pidicummings@gmail.com>
Sent: Tuesday, March 05, 2019 3:45 PM
To: Pearson, Alene
Cc: Berkeley Mayor's Office; All Council
Subject: Adeline Corridor plans

Hello,

I have been a South Berkeley resident for nearly 25 years within one block of Russell and Adeline. I have numerous concerns about the plans as I've seen them evolve over the last few years at the same time displacement of the most vulnerable members of this community - African Americans - has accelerated and market rate housing has been developed and approved, lacking affordable housing units.

I know that there are many people interested in maximum housing development especially on this side of town. Very singularly focused, as if this is how to carry out urban planning. I know that the city has caved to those interests in various projects recently. I am very alarmed that there might be an actual plan to put a very large number of units in this corridor area which this community cannot sustain - especially if they are mostly market rate. I say Yes to some, and mostly affordable only.

What growth is the city trying to plan for and at what cost in toto - what are you factoring in?

Perhaps I have missed discussions and plans and input including earnest contemplation of *infrastructure support* that would be needed to allow for a significant number of new housing units in this area. I have heard a member of ZAB say 1,000 units should be put in this corridor, without addressing any corresponding considerations except street safety! Perhaps I have missed discussions about disaster planning that account for major influx of housing; we all know this is a city that is earthquake and wildfire prone. All things considered, the city does not have systems in place to support a large increase in housing in this area. Even if plans were made to address infrastructure needs and disasters we still have the reality of the geographical confinement of this town limiting everything. There really is a limit to how much housing this city can provide.

Please demonstrate that you are serious about the interrelationships of disaster planning, infrastructure planning, affordable housing planning, displacement and homelessness planning, all of which should be prioritized over market rate housing and fully factored in. And please quit the single-minded trickle down theorizing - we have heard enough about that. Check your sources please. We are seeing this town being rapidly replaced by people of means. This cannot be debated nor should it be tolerated or supported anymore.

What are you going to do to address this community's longstanding policy priorities of affordable housing and preservation of diversity? Diversity which you know has already taken a huge hit. It's appalling what has happened to this community since I have been here. The increasing inequities are astounding.

Below are questions that I know the group friends of Adeline is posing to you. I endorse those questions and urge all of you to address them - we want complete answers, who will respond?

*How will the city reverse the displacement of low-income and people of color from our neighborhood?
How will permanently affordable, low-income housing be prioritized in the plan, on both publicly- and privately-owned land? How will the city ensure new investments in the community serve existing low-*

income residents and people of color, and unhoused people in our community? How will these policies be implemented and enforced -- as in, actually make a difference in people's lives?

Thanks for your consideration and response,
Larisa Cummings

Pearson, Alene

From: negeene mosaed <ngmosaed@yahoo.com>
Sent: Tuesday, March 05, 2019 6:19 PM
To: Pearson, Alene
Subject: Prioritizing People over profit and saving the South Berkeley Community.

City of Berkeley Planning commission:

With the influx of wealthy IT companies and their demand for ever greater talent to move to the Bay Area from around the world, gentrification of the communities of the bay area has decimated whole communities. Those responsible for the culture, resistance movements which characterize the East Bay especially Berkeley have all but vanished. Families of low to middle income who survive paycheck to paycheck have been removed to make way for our new Tech Lords. Thus our streets are flooded with friends and neighbors living in tents, or RV's and Campers being pushed from one corner of the city to the next and treated as virtual criminals.

It is a duty of the city government to protect and stabilize this disproportioned trend. The colonization and extraction of our cities and smaller communities by big corporate realtors and developers not to mention greedy landlords is equivalent to crimes against humanity. Crimes against the African American neighborhoods of south and west Berkeley.

The citizens of Berkeley ask you to reverse this on going invasion, It is imperative that our city government take the two next bold steps:

- 50 percent of all new housing built in the plan area must be affordable, at all levels of affordability, including for residents with no income.
- A right to return for African Americans and low-income people who have been pushed out of our neighborhood, or cannot afford to live here.

We will be present at the Planning commission meeting this week to speak our truth and record the actions of the City of Berkeley.

Sincerely,

Negeene Mosaed