

July 19, 2019

Sent to: [adelinecorridor@cityofberkeley.info](mailto:adelinecorridor@cityofberkeley.info)

Alisa Shen  
Project Manager  
City of Berkeley  
Planning & Development Department  
1947 Center St, 2nd floor,  
Berkeley, CA 94704

RE: Adeline Corridor Specific Draft Plan and Draft Environmental Impact Review (DEIR)

Dear Ms. Shen,

According to the DEIR's section 4.10, under Population and Housing, there are 14,709 residents living in the Adeline Corridor. Of those residents, 9,369 (63.7%) are tenants living in 3,795 rental housing units, many of which are likely under rent control. The DEIR states, in Section 4.10.2, under Analysis - Impact PH-2, that "Implementation of the proposed Specific Plan could displace existing housing units or people..." That could mean thousands of people living in rentcontrolled units could be displaced by development in the area. Although mentioned in the DEIR, the Specific Plan does not address the 2015-2023 Berkeley Housing Element guideline, Rent Stabilization and Rental Housing Conservation, which calls for protecting tenants from large rent increases, arbitrary evictions, hardship from relocation, and the loss of their homes and preserving existing rental housing. The Specific Plan only speaks about preserving "affordable housing" but there is nothing in the plan that refers to preserving, in particular, rent stabilized units. We recommend that the Specific Plan include a provision for protections of current residents in rent-controlled units and a one-for-one replacement for any demolished rent-controlled units.

Chapter 4.10 of the Specific Plan, calls for "Owner and Tenant Education", stating that the City should provide access to housing information and programs that are key to ensuring that both property owners and tenants understand their rights and responsibilities under the regulations for housing and tenant protections. However, the plan is lacking in development or implementation details. We recommend that the Planning and Development Department work closely with the Rent Stabilization Board and Program, Health, Housing & Community Services Department, and Berkeley Unified School District to develop and implement an effective targeted outreach program to reach all tenants and all the property owners of the 3,795 rental housing units in the Adeline Corridor. The Rent Board maintains a data base of property owners of rent stabilized units, in the target area, which will be of great value in the development and implementation of this outreach program.

Sincerely,

Paola Laverde, Chair, Berkeley Rent Stabilization Board  
Leah Simon-Wiseberg, Vice-Chair, Berkeley Rent Stabilization Board  
John T. Selawsky, Commissioner, Berkeley Rent Stabilization Board  
Igor Tregub, Commissioner, Berkeley Rent Stabilization Board