Agenda

1. Housing Element Update Overview
2. Meet the Team
3. Housing Element Tasks
4. Outreach & Engagement Plan
5. Timeline
Required Element of the General Plan

Plan for Regional Housing Needs Allocation (RHNA)

Must be updated every 8 years and certified by HCD

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

Statutory deadline is January 31, 2023

The City’s 8-year plan for meeting the housing needs of everyone in the community.

A Strategic Plan Priority Project
Create affordable housing and housing support services for its most vulnerable community members.
• The methodology for distributing the RHNA was approved in January 2021
• The Bay Area must plan for 441,176 new housing units during the 6th cycle (vs. 187,990 in 5th cycle)
• Berkeley’s draft 6th cycle RHNA is 8,934 units
• The final RHNA will be issued by ABAG in December 2021
Regional Housing Needs Allocation (RHNA)  
5th & 6th cycle

Projected Future Housing Needs (*Job & Population Growth, Demographic Trends, Proximity to Education Centers*)
+ Unmet Existing Needs (*Overcrowding, Cost Burden*)
= Higher Allocations (*AB 1086 & SB 828*)

Berkeley currently has

- ~52,000 housing units  
  Source: Census 2020, State Dept of Finance

- ~19,500 rent-controlled units  
  Source: Berkeley Rent Stabilization Board, 2021 Q1 Report

- ~1,900 affordable units  
  Source: Berkeley Health, Housing, Community Services (HHCS) July 2021 Inventory, BMR & HTF

5th Cycle 2015-2023
2,959

6th Cycle 2023-2031
8,943
+ 202%

Source: Revised 2015-2020 APR, accepted by HCD on July 14, 2021
Regional Housing Needs Allocation (RHNA)
5th & 6th cycle

Not meeting Lower and Moderate

Very Low > 50% AMI
- 5th Cycle RHNA (2015-2023): 532
- Total Units Permitted 2015-2020: 232

Low 50-80% AMI
- 5th Cycle RHNA (2015-2023): 442
- 6th Cycle RHNA (2023-2031): 41

Moderate 80-120% AMI
- 6th Cycle RHNA (2023-2031): 1,416

Above Moderate > 120% AMI
- 6th Cycle RHNA (2023-2031): 3,664

Streamlined Ministerial Approval for eligible 50% affordable projects (SB 35)

Source Revised 2015-2020 APR, accepted by HCD on July 14, 2021
Permitted Units by Category 2015-2020

1,125 x 8 years

2015: 488 units
- Single-Family: 470 units
- Accessory Dwelling Unit: 16 units

2016: 294 units
- Single-Family: 271 units
- Accessory Dwelling Unit: 23 units

2017: 593 units
- Single-Family: 490 units
- Accessory Dwelling Unit: 74 units

2018: 343 units
- Single-Family: 234 units
- Accessory Dwelling Unit: 80 units

2019: 634 units
- Single-Family: 533 units
- Accessory Dwelling Unit: 93 units

2020: 591 units
- Single-Family: 456 units
- Accessory Dwelling Unit: 120 units

Legend:
- Green: Single-Family (59 units)
- Orange: Accessory Dwelling Unit (383 units)
- Teal: 2-, 3-, 4-Plex Units (47 units)
- Yellow: 5+ Units per Structure (2,454 units)
HOUSING ELEMENT UPDATE SCOPE

Task 1 – Project Management

Task 2 – Community Outreach and Engagement

Task 3 – Updating the Housing Element
  - Housing Needs Assessment
  - Constraints Analysis
  - Sites Assessment & Inventory
  - Goals, Policies & Programs

Task 4 – Environmental Review

CITY COUNCIL KEY PRINCIPLES

- Tenant Protections, Anti-Displacement/Speculation
- Equity
- Design, Neighborhood, Historic Preservation
- Affordability & Community Benefits
- Robust Community Engagement
- Transit Proximity & Reducing VMT
- Public Safety

City Council Rezoning Strategies

Prioritize in PDAs
Adeline, Downtown, San Pablo, Shattuck, Telegraph, University

Transit + Commercial Corridors
Min. 15-minute peak headways

R-1, R-1A, R-2, and R-2A
Up to 2-3-4 units per parcel (including ADUs, JADUs), and division of units.

Variety and flexibility of housing types and tenure

- Equitable Neighborhood Scale Housing
- Ensure similar scale and form as existing residential.
- Maintain historic fabric and character

New Rules for Moderate & Above Moderate Income Sites *(AB 725)*

By-Right for Duplexes, Lot Split in Single-Family Zones *(SB 9)*


https://www.cityofberkeley.info/Clerk/City_Council/2021/02_Feb/Documents/2021-02-23_Item_29_Resolution_to_End_Exclusionary.aspx
## Integrate with Concurrent Planning Efforts

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Rezoning Needed for Lower-Income RHNA

- Reused sites → new site 20% lower-income
- Additional sites to accommodate for lower-income RHNA

If Needed Rezoning is Adopted After Deadline

Jan 2023

REUSED SITES
By-right approval for projects with 20%+ affordable to lower income households

REZONED / UPZONED SITES
By-right approval for 20%+ affordable, with a density of 30 du/acre and minimum 16 units on site.

New Rules for Lower Income Sites (AB 1397)
Demonstrate that enough land is zoned to meet our RHNA...with a buffer.

**Regional Housing Needs Allocation (RHNA)**

**EXAMPLE:**

- Low Income Sites Inventory Assumption
- Approved - Not Residential

**No Net Loss, by income level** *(AB 166)*
City is not required to *build* or *finance* the housing, but must *plan and zone* for it.

Does not automatically authorize the construction of residential developments.

Private Property - No obligation by property owner or tenant to take action.

Reliant on the development industry (nonprofit & for profit) to construct housing units.
Housing Considerations

- Priority Development Areas (PDAs)
- Reducing Vehicle Miles Traveled
- Transit Proximity
- Access
- Diverse Housing Types
- Missing Middle - “plexes”
- Neighborhood Context
- Historic Preservation
- Affordability
- Jobs-Housing Fit
- Middle Income
- Geographic Equity
- Community Benefits
- Environmental Equity
- Student Housing
- BUSD Housing
- Tenant Protections
- Anti-Displacement
- Tenant Selection Criteria
- Anti-Speculation
- Public Safety
- Wildfires
- Physical Features
- Pollution
- Anti-Displacement
- Tenant Selection Criteria
- Anti-Speculation
- Geographic Equity
- Community Benefits
- Environmental Equity

Affirmatively Furthering Fair Housing (AB 686)
COMMUNITY ENGAGEMENT GOALS

- Tailor engagement strategies and approaches to the local context
- Open and transparent process
- Promote and advertise public participation and opportunities
- Leverage input at various points in the process
- Provide a variety of opportunities for convenience
- Flexibility, in-person and remote engagement
- Communicate clearly and visually, simplify complex concepts
- Space for participants to be their authentic selves, speak native language
- Specific attention to equity and typically underrepresented
- Maintain positive discourse and dialogue

OUTREACH & ENGAGEMENT STRATEGIES
The 6th Housing Element Update Process

- **Fall 2021**: Housing Needs Assessment, Production Constraints
- **Winter 2021-22**: Sites Assessment & Inventory
- **Spring 2022**: Goals, Programs, Policies
- **Summer 2022**: Draft Housing Element & Review
- **Fall 2022**: Local Adoption

**Environmental Review & Rezoning**

**STATE CERTIFICATION**

**Jan 2023**
The 6th Housing Element Update Process

- **Fall 2021**: Housing Needs Assessment, Production Constraints
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- **Fall 2022**: Local Adoption

**Environmental Review & Rezoning**

- **Council Work Sessions**: 1
- **Interviews**: 1
- **City-wide Survey**: 1
- **Stakeholder Meetings**: 2
- **Boards & Commissions**: 2
- **Public Workshops**: 3
The 6th Housing Element Update Process

Fall 2021
Housing Needs Assessment, Production Constraints

Winter 2021-22
Sites Assessment & Inventory

Spring 2022
Goals, Programs, Policies

Summer 2022
Draft Housing Element & Review

Fall 2022
Local Adoption

Environmental Review & Rezoning

Council Work Sessions

1

Share results of initial outreach & engagement
Preliminary housing assessment findings
Receive input on sites inventory & strategies

2

Share results of public meeting #2, stakeholders
Preliminary sites inventory & strategies
Receive input on Draft Housing Element

3

STATE CERTIFICATION
Jan 2023
Thank You

www.cityofberkeley.info/HousingElement

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