



Planning Commission

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

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Wednesday, May 4, 2022

7:00 PM

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE. Pursuant to Government Code Section 54953(e) and the state declared emergency, this meeting of the Planning Commission will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://us06web.zoom.us/j/84031840274>. If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

To join by phone: Dial **1 669 900 6833** and enter Meeting ID: **840 3184 0274**. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.

Please be mindful that the video conference and teleconference will be recorded. All rules of procedure and decorum that apply for in-person Planning Commission meetings apply for Planning Commission meetings conducted by teleconference or videoconference.

See **"MEETING PROCEDURES"** below.

All written materials identified on this agenda are available on the Planning Commission webpage: https://www.cityofberkeley.info/Clerk/Commissions/Commissions_Planning_Commission_Homepage.aspx

PRELIMINARY MATTERS

- 1. Roll Call:** Wiblin, Brad, appointed by Councilmember Kesarwani, District 1
Vincent, Jeff, appointed by Councilmember Taplin, District 2
Moore III, John E. "Chip", appointed by Councilmember Bartlett, District 3
Oatfield, Christina, appointed by Councilmember Harrison, District 4
Mikiten, Elisa, Chair, appointed by Councilmember Hahn, District 5
Kapla, Robb, appointed by Councilmember Wengraf, District 6

Twu, Alfred, appointed by Councilmember Robinson, District 7
Hauser, Savlan, Vice Chair, appointed by Councilmember Droste, District 8
Ghosh, Barnali, appointed by Mayor Arreguin

2. **Order of Agenda:** The Commission may rearrange the agenda or place items on the Consent Calendar.
3. **Public Comment:** Comments on subjects not included on the agenda. Speakers may comment on agenda items when the Commission hears those items. (See “*Public Testimony Guidelines*” below):
4. **Planning Staff Report including Future Agenda Items:** In addition to the items below, additional matters may be reported at the meeting.
5. **Chairperson’s Report:** Report by Planning Commission Chair.
6. **Committee Reports:** Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported at the meeting.
7. **Approval of Minutes:** [Approval of Draft Minutes from the meeting on April 6, 2022.](#)
8. **Other Planning-Related Events:**

AGENDA ITEMS: All agenda items are for discussion and possible action. Public Hearing items require hearing prior to Commission action.

9. **Action:** **Discussion: Housing Element Update: Preliminary Site, Goals, Policies, and Programs**
Recommendation: Receive information on the preliminary Housing Element Update sites inventory, goals, policies, and programs. Discuss potential additional sites and programs to be incorporated in the Housing Element Update..
Written Materials: Attached
Presentation: N/A

ADDITIONAL AGENDA ITEMS: In compliance with Brown Act regulations, no action may be taken on these items. However, discussion may occur at this meeting upon Commissioner request.

Information Items:

- [April 26 – 2022 City Council Referral Prioritization Process Using Re-Weighted Range Voting \(RRV\)](#)
- [April 19 - City Council Worksession Report on Ashby and North Berkeley BART TOD](#)
- [April 12 - City Council Second Reading of Amendment to Modify the Research and Development Definition](#)

Communications:

- [BART](#)

Late Communications: (Received after the packet deadline):

- Supplemental Packet One – received by noon two days before the meeting
- Supplemental Packet Two
- Supplemental Packet Three

ADJOURNMENT

**** **MEETING PROCEDURES** ****

Public Testimony Guidelines:

All persons are welcome to attend the virtual meeting and will be given an opportunity to address the Commission. Speakers are customarily allotted up to three minutes each. The Commission Chair may limit the number of speakers and the length of time allowed to each speaker to ensure adequate time for all items on the Agenda. Customarily, speakers are asked to address agenda items when the items are before the Commission rather than during the general public comment period. Speakers are encouraged to submit comments in writing. See “Procedures for Correspondence to the Commissioners” below.

Procedures for Correspondence to the Commissioners:

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Commission. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Commission may limit the time granted to each speaker.

Written comments must be directed to the Planning Commission Clerk at the Land Use Planning Division (Attn: Planning Commission Clerk), 1947 Center Street, Second Floor, Berkeley CA 94704, or via e-mail to: zcovello@cityofberkeley.info. All materials will be made available via the Planning Commission agenda page online at this address: <https://www.cityofberkeley.info/PC/>.

Correspondence received by **12 noon, nine days** before this public meeting, will be included as a Communication in the agenda packet. Correspondence received after this deadline will be conveyed to the Commission and the public in the following manner:

- Correspondence received by **12 noon two days** before this public meeting, will be included in a Supplemental Packet, which will be posted to the online agenda as a Late Communication and emailed to Commissioners one day before the public meeting.
- Correspondence received after the above deadline and before the meeting will be included in a second and/or third Supplemental Packet, as needed, which will be posted to the online agenda as a Late Communication and emailed to the Commissioners by 5pm on the day of the public meeting.

Note: It will not be possible to submit written comments at the meeting.

Communications are Public Records: Communications to Berkeley boards, commissions, or committees are public records and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission, or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service, or in person, to the Secretary of the relevant board, commission, or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary to the relevant board, commission, or committee for further information.

Communication Access: To request a meeting agenda in large print, Braille, or on audiocassette, or to request a sign language interpreter for the meeting, call (510) 981-7410 (voice), or 981-6903 (TDD). Notice of at least five (5) business days will ensure availability.

Meeting Access: To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist, at 981-6418 (V) or 981-6347 (TDD), at least three (3) business days before the meeting date.

I hereby certify that the agenda for this regular meeting of the Planning Commission was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on **April 25, 2022.**

Alene Pearson
Planning Commission Secretary



1 **DRAFT MINUTES OF THE REGULAR PLANNING COMMISSION MEETING**
2 **April 6, 2022**

3 The meeting was called to order at 7:05 p.m.

4 **Location:** Virtual meeting via Zoom

5 **1. ROLL CALL:**

6 **Commissioners Present:** Laurie Capitelli, Barnali Ghosh, Ben Gould, Savlan Hauser
7 (arrived at 7:30pm), Robb Kapla, Elisa Mikiten, Chip Moore, Christina Oatfield, and Alfred
8 Twu.

9 **Commissioner with Leave of Absence:** Jeff Vincent and Brad Wiblin.

10 **Staff Present:** Secretary Steven Buckley, Clerk Zoe Covello, Alisa Shen, and Justin Horner.

11 **2. ORDER OF AGENDA:** No changes.

12 **3. PUBLIC COMMENT PERIOD:** 3

13 **4. PLANNING STAFF REPORT:**

- 14
- 15 • March 15 – Worksession on the Housing Element
- 16 • March 22 – R&D Referral
- 17 • April 20 – The scheduled Special Meeting to discuss preliminary capacity analysis and
18 potential programs and policies to be included in the Public Draft of the Housing Element
19 has been canceled.

20 **Information Items:**

- 21 • March 15 – City Council Worksession: Housing Element
- 22 • March 17 – Local ADU Ordinance (effective date)
- 23 • March 22 – City Council Meeting: Research & Development Referral
- 24 • March 22 – City Council Referral to Map High Risk Safety Areas
- 25

26 **Communications:**

- 27 • General.
- 28 • BART.

29 **Late Communications:** *See agenda for links.*

- 30 • Supplemental Packet One

- 31 • Supplemental Packet Two
- 32 • Supplemental Packet Three

33 **5. CHAIR REPORT:**

- 34 • None.

35

36 **6. COMMITTEE REPORT:** Reports by Commission committees or liaisons. In addition to the

37 items below, additional matters may be reported at the meeting.

- 38
- 39 • None.

40 **7. APPROVAL OF MINUTES:**

41 Motion/Second/Carried (Oatfield/Moore) to approve the Planning Commission Meeting

42 Minutes from March 2, 2022.

43

44 Ayes: Capitelli, Moore, Kapla, Mikiten, Oatfield, Twu. Noes: None. Abstain: Gould, Ghosh.

45 Absent: Hauser. (6-0-2-1)

46

47 **8. OTHER PLANNING RELATED EVENTS:**

- 48 • None.

49 **AGENDA ITEMS**

50 **9. Public Hearing: Ashby and North Berkeley BART Station Areas: Zoning and General**

51 **Plan Amendments, Joint Vision and Priorities and Final EIR**

52 The Commission conducted a public hearing on and make a recommendation to Council

53 regarding the adoption of an Ordinance Amending the Zoning Ordinance and Zoning Map,

54 and a Resolution amending the General Plan; adopting a City-BART Joint Vision and

55 Priorities document; and adopting CEQA findings, including certification of the Final EIR an

56 adoption of the Mitigation Monitoring and Reporting Program (MMRP) and Statement of

57 Overriding Considerations.

58 Motion/Second/Carried (Capitelli/Hauser) to close the public hearing at 9:20pm.

59

60 Ayes: Capitelli, Ghosh, Gould, Kapla, Hauser, Mikiten, Moore, Oatfield, and Twu. Noes: None.

61 Abstain: None. Absent: None. (9-0-0-0)

62

63 **Public Comments: 53**

64 Motion/Second/Carried (Gould/Kapla) to certify the EIR at 10:51pm.

65

66 Ayes: Capitelli, Ghosh, Gould, Hauser, Kapla, Mikiten, Moore, Oatfield, and Twu. Noes: None.
67 Abstain: None. Absent: None. (9-0-0-0)
68

69 Motion/Second/Carried (Gould/Kapla) to consider a set of companion recommendations for
70 incorporation into the zoning, JVP, (future) Objective Design Standards, or other agreement
71 between the City and BART, as appropriate, at 11:23pm.
72

73 The Planning Commission recommends that the City Council should consider inclusion of the
74 following in the appropriate documents that they will be considering for approval including but
75 not limited to: the proposed zoning and General Plan amendments, the City and BART Joint
76 Vision and Priorities for Transit-Oriented Development at the Ashby and North Berkeley BART
77 Station Areas and associated environmental review documents, and/or other documents (e.g.
78 Requests for Qualifications, other agreements negotiated between the City and BART,
79 Objective Design Standards):
80

- 81 • Establish a commitment by developer to abide to the results of the negotiation
- 82 • As part of request for public subsidy, require disclosure of the amount of public subsidy
83 and the amount and type of affordable units and third-party certification of that request for
84 subsidy
- 85 • Requirement for achievement of adequate sidewalk space for the anticipated users
- 86 • Study strategies for honoring the cultural and historic resources of the Ashby and North
87 Berkeley neighborhoods (e.g. public art, programming of public space, trees and plants)
88 that come from working with the community
- 89 • Drop-off zone for deliveries and separate passenger pick-up and drop-off zone on site
90

91 Ayes: Capitelli, Ghosh, Gould, Hauser, Kapla, Mikiten, Moore, Oatfield, and Twu. Noes: None.
92 Abstain: None. Absent: None. (9-0-0-0)
93

94 Motion/Second/Carried (Twu/Moore) to recommend the adoption of EIR "Alternative 3:
95 Increased Height" as the preferred alternative and revise the zoning and General Plan
96 amendments to conform to Alternative 3 at 11:27pm.
97

98 Ayes: Capitelli, Ghosh, Gould, Hauser, and Twu. Noes: Kapla, Mikiten, Moore, and Oatfield.
99 Abstain: None. Absent: None. (5-4-0-0)
100

101 **10. Public Hearing: Zoning Ordinance Amendments that Address Technical Edits and** 102 **Corrections to Berkeley Municipal Code (BMC) Title 23 – Package #2**

103 The Commission conducted a public hearing on technical edits and corrections to the new
104 Zoning Ordinance, presented by associate planner Justin Horner. Staff discussed and issued
105 a recommendation to City Council.

106 Motion/Second/Carried (Oatfield/Mikiten) to close the public hearing and recommend the
107 adoption of the amendments at 11:49pm.

108
109
110
111

Ayes: Capitelli, Ghosh, Gould, Hauser, Kapla, Mikiten, Moore, Oatfield, and Twu. Noes: None.
Abstain: None. Absent: None. (9-0-0-0)

112
113
114
115

Public Comments: 1

Members in the public in attendance: 117

Public Speakers: 53

Length of the meeting: 4 hr 46 minutes



Planning and Development Department
Land Use Planning Division

DATE: May 4, 2022

TO: Members of the Planning Commission

FROM: Grace Wu, Senior Planner

SUBJECT: Housing Element Update: Preliminary Sites, Goals, Policies, and Programs

INTRODUCTION

The City of Berkeley is currently updating its Housing Element, which will serve as the City's housing plan for the eight-year period between 2023-2031. Under state law, the Housing Element must provide a Sites Inventory that catalogs a jurisdiction's capacity to accommodate its Regional Housing Needs Allocation (RHNA). The Housing Element must also identify the City's housing needs and outline goals, policies, and programs to address them. This report provides a preview of the preliminary Sites Inventory and the Goals, Policies, and Programs that will be included in the public draft of the Housing Element Update, which will be available in June 2022. The Draft Housing Element will then undergo further review by Department of Housing and Community Development (HCD) and comment be incorporated prior to returning to Planning Commission for recommendation and City Council for local adoption.

BACKGROUND

The City of Berkeley is preparing the 2023-2031 Housing Element Update to comply with the State mandate that requires each local jurisdiction to identify adequate sites for housing to meet the existing and projected needs of households at varying income-levels in the community. The Housing Element Update will establish goals, policies, and programs to address the existing and projected housing needs in Berkeley according to State law and guidance from the HCD. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing, and affirmatively furthering fair housing (AFFH).

Housing Element Site Inventory Analysis

The staff reports that accompanied the Planning Commission meeting on February 9, 2022¹ and the City Council Worksession on March 15, 2022² provide a detailed overview of the criteria and steps necessary to identify land suitable for residential development that can be feasibly developed during the 2023-2031 period. In summary, the City adhered to the following five steps:

1. Identify **Likely sites**, reflecting recently entitled projects since 2018 and current BART planning efforts at North Berkeley and Ashby stations. Accessory Dwelling Unit (ADU) trends are also incorporated within Likely sites.
2. Identify **Pipeline sites**, based on projects that are under review or actively engaging with the City in anticipation of submitting an application.
3. Identify **Opportunity Sites**, or potential sites for future housing development, based on HCD’s criteria:
 - a. Land is vacant as identified in the existing land use data.
 - b. Parcel has an improvement-to-land assessed value ratio of 0.75 or less.
 - c. Buildings on the parcel are greater than 40 years old for residential buildings and 30 years old for non-residential buildings.
 - d. Parcel does not have historic buildings and rent controlled units.
 - e. Parcel does not have condos or large apartment buildings.
 - f. Parcel is not State- or county-owned.
4. Evaluate and analyze Opportunity Sites for realistic feasibility.
5. Calculate overall Sites Inventory capacity, by income category (Table 1).

Table 1 Summary Sites Inventory Capacity

Sites/Projects	Total Net Units	Income Distribution			
		Very Low	Low	Moderate	Above Moderate
Likely Sites	4,685	622	628	249	3,186
<i>ADU Trend</i>	800	240	240	240	80
<i>BART Properties</i>	1,200	210	210	0	780
<i>Entitled Projects</i>	2,685	172	178	9	2,326
Pipeline Sites	2,414	204	180	68	1,962
<i>Applications under review</i>	2,126	178	86	68	1,794
<i>Anticipated</i>	288	26	94	0	168
Opportunity Sites	9,028	1,649	1,649	2,886	2,845
Total Site Capacity	16,127	2,475	2,457	3,203	7,993
2023-2031 RHNA	8,934	2,446	1,408	1,416	3,664
RHNA Surplus	+7,193	+29	+1,049	+1,787	+4,329

¹ February 9, 2022. Planning Commission: Housing Element EIR Scoping Session. https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/2022-02-09_PC_Item%2010.pdf

² March 15, 2022. City Council Housing Element Worksession #3. https://www.cityofberkeley.info/Clerk/City_Council/2022/03_Mar/Documents/2022-03-15_Item_01_Housing_Element_pdf.aspx

The preliminary Likely and Pipeline sites are detailed in Attachment 1. For projects under Likely sites, the affordability categories reflect actual project plans, including density bonus units. For Pipeline sites, the affordability levels reflect proposed project plans to the extent they are known. For ADUs, the City assumed levels of affordability based on the draft *Using ADUs to Satisfy RHNA Technical Memo*, produced by the Association of Bay Area Governments (ABAG).³

Opportunity Sites: Density and Affordability Assumptions

The Opportunity Sites includes a detailed table, in accordance with HCD's template, that lists potential sites that have been identified to have the realistic capacity to meet Berkeley's RHNA (Attachment 2). The table provides characteristics of each opportunity site (including assessor parcel number, existing building age, vacancy status, existing zoning, density assumption, and capacity assumption) to calculate allowable buildout by income category.

The City estimated development potential for Opportunity Sites by calculating the average density achieved for recently approved, under construction, or completed mixed-use and residential projects per zoning district. This calculation is critical since the majority of the City's zoning districts do not have density standards. The density assumptions listed in Table 2 were used to calculate the capacity of Opportunity Sites.

Table 2 Achieved Density Trends and Density Assumptions

District	Average Density Based on 2 or More Projects (du/ac)	Density Assumption for RHNA (du/ac)	Methodology Overview
R-1	6.1	6.0	
ES-R	1.2	1.0	
R-1A	16.4	15.0	Based on 2 projects with densities from 14.6 to 18.2 du/ac
R-2	21.6	20.0	Based on 3 projects with densities from 12.9 to 36.9 du/ac
R-2A	26.9	25.0	Based on 13 projects with densities from 12.9 to 50.8 du/ac
R-3	45.9	40.0	Based on 9 projects with densities from 21.4 to 85.1 du/ac
R-4	86.1	75.0	Based on 5 projects with densities from 26.8 to 150.6 du/ac
R-S	102.5	100.0	Based on 3 projects with densities from 64.5 to 129.1 du/ac
R-SMU	212.0	200.0	Based on 2 projects with densities from 189.5 to 234.6 du/ac
C-C	143.1	125.0	Based on 2 projects with densities from 112.6 to 173.5 du/ac. Note that 1 project was approved under the former C-1 zoning designation but is now zoned C-C

³ September 8, 2021. ABAG. <http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

C-U	158.8	150.0	Based on 5 projects with densities from 17.5 to 268 du/ac. Note that 3 of these projects were approved under the former C-1 designation but are now zoned C-U
Neighborhood Commercial (C-N, C-E, C-NS, C-SO)	58.1	50.0	Based on 3 projects with densities from 28.6 to 94.7 du/ac
C-SA	183.5	180.0	Based on 7 projects with densities from 106.7 to 207.8 du/ac
C-T	168.1	160.0	Based on 10 projects with densities from 31.3 to 442.9 du/ac
C-DMU Core	339.8	320.0	Based on 9 projects with densities from 188.1 to 457.4 du/ac
C-DMU Outer Core	247.4	225.0	Based on 6 projects with densities from 143.4 to 390.0 du/ac
C-DMU Corridor	167.8	150.0	Not enough projects so based on C-DMU Buffer projects
C-DMU Buffer	167.8	150.0	Based on 6 projects with densities from 129.3 to 190.5 du/ac
C-W	136.8	135.0	Based on 22 projects with densities from 53.4 to 272 du/ac
C-AC	210.0	210.0	70% of max density defined in recently adopted Specific Area Plan
MU-R	28.0	34.8	Based on 9 projects with densities between 20.0 to 34.8 du/ac

State law (AB 2342, Government Code 65583.2) uses density as a proxy for income levels and affordability for the sites inventory. Under state law, the “default density” for most jurisdictions in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing. Table 3 shows the site characteristics used to determine affordability for the sites inventory. In general, zones with lower assumed densities and smaller parcel sizes are presumed to produce units that are affordable to moderate and above moderate households. The sites inventory assumes that sites with densities of at least 30 du/acre are affordable to lower income households.

Table 3 Affordability by Density, Size, and Site Capacity

Income Level	Site Characteristics
Lower < 80% AMI	Site size is between 0.35 and 10 acres alone or in consolidation with adjacent sites; AND Density assumed is at least 30 du/ac; AND Site capacity is at least 50 units
Moderate 80-120% AMI	Site size is between 0.10 and 0.35 acres alone or in consolidation with adjacent sites; AND Site capacity is between 30 and 50 units
Above Moderate > 120% AMI	Density assumed is less than 30 du/ac; OR Site capacity is less than 30 units

Housing Element Sites Inventory and Opportunity Sites

This report includes a preliminary list of Opportunity Sites, and the assumed income category by parcel, that met the above criteria. This list is assessed to ensure that the units identified to accommodate the RHNA—particularly lower income units—will affirmatively further fair housing and are not disproportionately concentrated in areas with larger populations of interest or special needs populations such as racial and ethnic minority groups, persons with disabilities, and cost-burdened renters.

This list is being shared prior to the June 2022 release of the Housing Element public draft to allow additional time for discussion and review. The Sites Inventory will undergo further review by HCD this summer, after responses to public review comments are incorporated.

Note, the Sites Inventory, including the Opportunity Sites, does not require development of any particular site and is not intended to imply that a site will be developed at a certain density or income level, only that it *could* be based on HCD's framework. The intent is to demonstrate that the City has adequately planned and zoned for appropriate development that could accommodate private, non-profit and public housing developments at appropriate densities to meet the projected demand for housing in a variety of income categories.

However, if actual housing production is less than the RHNA, eligible affordable housing projects are subject to a streamlined approvals process (SB 35). Determinations are calculated at the mid-point and end of each eight-year planning period based on progress of a pro-rata share of the City's RHNA. Currently, the City of Berkeley has made insufficient progress toward its very low and low income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 50% affordability.

In addition, AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (Very Low-Income and Low-Income) be subject to by-right approval if projects include 20% affordable units for lower income households on-site. Preliminary analysis shows that this will affect approximately 18 opportunity sites (1,419 units), located along Berkeley's commercial corridors.

Goals, Policies, and Programs

Berkeley's Housing Element Update must include goals, policies and programs that will address identified housing needs—including special needs populations, respond to governmental and non-governmental constraints, and facilitate the development of housing to meet RHNA.

Through outreach and engagement – at public workshops, board and commission meetings, Council worksessions, interviews and small-format meetings, tabling events, and surveys – the Housing Element team has compiled a comprehensive set of goals and policies that reflect feedback received. The preliminary set includes six main goals and 33 policies to enact those goals (Attachment 3). The six goals and their objectives are:

Goal A Housing Affordability. Berkeley residents should have access to quality housing at a range of housing options and prices. Housing is least affordable for people at the lowest income levels, especially those with extremely low income, and City resources should focus on this area of need.

Goal B Housing Preservation. Existing housing should be maintained and improved. The City promotes energy efficiency and electrification improvements in new and existing residential buildings in order to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions. Improvements that will prepare buildings for a major seismic event should be encouraged.

Goal C Housing Production. Berkeley should provide adequate housing capacity to meet its current and future housing needs. New housing should be developed to expand housing opportunities and choices in Berkeley to meet the diverse needs of all socioeconomic segments of the community, and should be safe, healthy and resilient.

Goal D Special Needs Housing and Homelessness Prevention. Berkeley should expand the supply of housing for special needs groups, including housing affordable to those with extremely low incomes.

Goal E Affirmatively Furthering Fair Housing. The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.

Goal F Governmental Constraints. Berkeley should identify and mitigate barriers to the construction and improvement of housing.

This list of goals was shared with staff from departments and divisions throughout the city⁴ to identify specific programs (existing and proposed) that would facilitate implementation of policies and achieve the stated goals and objectives.

HCD requires that Housing Element Programs be well developed. Programs must include specific action steps to achieve the City's goals and policies and take into account the following:

- Include a timeline for implementation,
- Identify staff resources (by Department and/or Division) that will be responsible for implementation,
- Describe the City's specific role in implementation and resources (e.g. providing funding, dedicating staffing), and
- Identify specific and measurable outcomes.

⁴ Health, Housing, and Community Services (HHCS), Rent Stabilization Board (RSB), Berkeley Housing Authority (BHA), City Manager's Office-Neighborhood Service Code Enforcement (NSCE) Unit, Building and Safety, Office of Energy and Sustainability.

In this preliminary set, City staff identified 37 housing programs (Attachment 4), offered through several City departments and divisions. They each address one or more goals and policies outlined above. Many of the housing programs reflect City Council referrals that are funded and/or staffed and are already included in the future workplans for departments.

DISCUSSION

Are there gaps in the preliminary Sites Inventory?

Are there gaps in the proposed housing programs? If so, what are specific implementation steps, metrics, and timelines that can be identified for them?

With the requirements for Affirmatively Furthering Fair Housing (AFFH), the City must identify neighborhoods that the City will direct additional efforts and resources to address disparities in the availability of affordable housing, housing conditions, and neighborhood conditions. What are specific neighborhoods and actions where certain Housing Programs can focus on?

ATTACHMENTS

1. Preliminary Likely and Pipeline Sites
2. Preliminary Opportunity Sites
3. Preliminary Goals and Policies
4. Preliminary Housing Programs

Preliminary Likely and Pipeline Sites

TABLE 1: ADU TRENDS AND PROJECTIONS

	Permits Issued
2018	80
2019	96
2020	120
2021	123
Average Trend 2018-2021	105
2023	100
2024	100
2025	100
2026	100
2027	100
2028	100
2029	100
2030	100
Total Projected 6th Cycle	800

TABLE 2: ADU PROJECTIONS BY INCOME CATEGORY

Income Category	Percentage	Units
< 50% AMI	30%	240
50-80% AMI	30%	240
80-120% AMI	30%	240
> 120% AMI	10%	80
Total		800

For the purposes of the Sites Inventory, the City assumed levels of affordability based on ABAG's Draft Affordability of ADU report. September 8, 2021..

<http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

TABLE 3: NORTH BERKELEY AND ASHBY BART SITES

Station	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Acreage	Density Achieved (du/ac)
North Berkeley BART	105	105	0	390	600	6.5	92
Ashby BART	105	105	0	390	600	6.0	100
Total	210	210	0	780	1,200		

Preliminary Likely and Pipeline Sites

TABLE 4: LIKELY SITES - PROJECTS ENTITLED SINCE 2018

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
056 197701300	2198 SAN PABLO	Prior use: Wine and Liquor Store. Use Permit #ZP2018-0112 to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units, 57 dwelling units (including 5 available to very low-income households), stacked parking for 20 vehicles, and 48 secure bicycle spaces.	5	0	0	55	60	C-W	MU	289.0
057 202700202	2210 Harold	Existing Use: Vacant Commercial office. Use Permit #ZP2020-0011 to demolish an existing commercial building and to construct a seven-story, 75-foot tall mixed-use building with 652 square feet of commercial space on the ground floor, 38 dwellings with a total of 135 bedrooms, and secure storage for 48 bicycles on a 5,953 square-foot parcel. The project would provide no off-street parking, reduce certain setbacks, and pay an in-lieu fee instead of providing privately-owned public open space.	0	0	0	38	38	C-DMU	MU	279.0
053 163300101	3000 San Pablo	Current use: Discount Fabrics. Use Permit #ZP2019-0155 to 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 50 bicycle parking spaces and 43 vehicular parking spaces.	7	0	0	71	78	C-W	MU	242.7
060 235401503	1207 Tenth Street	MU L/W, studio, R&D, Lt Manufacturing, Art Gallery. Demolition of existing single-story structures on-site, construction of a new 3-story, 18,450 square-foot mixed-use building, providing 12 parking spaces, 12 artist studios, R&D space, a fabrication shop, art gallery and two live/work units.	0	0	0	2	2	MU-LI	MU	6.8
052 157408100	3031 Telegraph	Use Permit #ZP2020-0069 to demolish an existing two-story commercial (medical office) building and	7	0	0	103	110	C-1	MF	152.0

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		construct a six-story, 98,338 square-foot mixed-use building with 110 dwelling units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 7,474 square feet of usable open space, 112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.								
056 197201800	2015 EIGHTH	Demo rear detached garage, build 2 du behind existing duplex	0	0	0	2	2	R-4	MF	26.8
057 202502300	2009 Addison St	Demo commercial, build MU with performing arts space, Berkeley Rep-Rent Free	0	0	9	36	45	C-DMU	MU	188.1
057 202900204	2150-2176 Kittredge	Former gas station. Use Permit #ZP2019-0027 to demolish a five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge Street; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.	0	0	0	169	169	C-DMU	MU	165.0
052 157404400	3028 Regent Street	Convert care facility to duplex	0	0	0	2	2	R-2A	DP	14.6
057 208602501	1835 San Pablo	Former Tire shop. Demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 dwellings (including 7 dwellings available to very low income households) and 2 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.	7	0	0	92	99	C-W	MU	222.8

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
057 206301100	1825 Berkeley Wy	Convert SFD to duplex, add SFD to rear	0	0	0	2	2	R-2A	DP/SFD	27.9
059 226800601	1506 Bonita Ave.	Raise existing duplex to add 2 du on site w/ 3 duplexes. Use Permit #ZP2016-0050 to raise an existing one-story duplex by 8'-10" resulting in a two-story building. The new approximately 1,600 square foot ground level would accommodate two new residential units. This would increase the total number of dwelling units on the parcel from six to eight and the number of bedrooms from six to twelve.	0	0	0	2	2	R-2A	MF/DP	25.8
060 235400200	1200-1214 San Pablo	Art Gallery, Tattoo Parlor, and Former Fast-Food Restaurant. Use Permit #ZP2019-0192 to demolish three existing commercial buildings and construct a six-story, mixed-use building with 104 units (including nine Very Low Income units), a 3,119-square-foot restaurant, 4,343 square feet of usable open space, and 55 ground-level parking spaces.	9	0	0	95	104	C-W	MU	182.0
057 206101000	1717 UNIVERSITY	Demo commercial, SFD, Detached Garage, new 5-story MU bldg	3	0	0	25	28	C-1/R-2A	MU	143.9
059 232500605	1444 FIFTH	Prior Vacant Lot. Administrative Use Permit #ZP2018-0172 to construct four detached, three-story, approximately 1,900 square-foot single-family dwellings, each with an average height of 33 feet, on a 5,744 square-foot vacant lot.	0	0	0	4	4	MU-R	SFD	30.3
057 203400800	2023 Shattuck	Former Vacant Lot. Use Permit #ZP2019-0041 to construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwelling units (including 4 units available to very-low-income households) and 1,250 square feet of ground floor commercial space. The project would	4	0	0	44	48	C-DMU Core	MU	600.0

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		provide no vehicle parking; it would provide secure storage for 34 bicycles.								
058 212701403	1740 San Pablo Ave	Prior use: Vacant service station. Use Permit #ZP2017-0014, to demolish two existing 1-story buildings and build a 5-story mixed-use building with 48 dwelling units, 3 live/work units, 1 approximately 800 square-foot quick-serve restaurant, and 53 parking spaces at the ground floor.	4	0	0	47	51	C-W	MU	162.5
057 202401300	2099 M L K Jr.	Use Permit #ZP2019-0081 to demolish an existing one story 3,595 square foot auto service building and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low-income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 65 bicycles within a grade level garage.	5	0	0	67	72	C-DMU Buffer	MU	257.1
055 189401500	2028 BANCROFT	Use Permit #ZP2017-0103 to relocate an existing single-unit to 1940 Haste Street and construct a 33,539 square-foot, six-story, 65' tall, residential building with 37 dwellings (including 2 Below Market Rate units) and a landscaped courtyard.	2	0	0	35	37	C-DMU	MF	223.4
058 218300101	1601 OXFORD	SB 35 - 34 senior + 1 mgr du + 2 church staff du	21	13	0	3	37	R-3	MU	113.8
058 217001700	1711 M L KING JR	Use Permit & Variance #ZP2018-0189 to (1) replace a 799 square foot nonconforming commercial space with one dwelling, (2) eliminate 2 existing off-street parking spaces, (3) create 700 square feet usable open space, (4) increase the total number of bedrooms on the parcel from 15 to 19; and (5) waive 1 parking space that is required for the proposed dwelling.	0	0	0	1	1	R-2A	MU/MF	50.8
056 197701001	2100 SAN PABLO	Prior use: Vacant single-story commercial - U-Haul. Use Permit Modification #ZP2018-0222 to modify	0	0	0	96	96	C-W	MU	156.8

Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.								
053 159101803	2001 ASHBY	Prior use: Cooperative Center, Federal Credit Union, single-story commercial. SB 35 - 86 BMR + 1 MR. Resubmitted 10/21/2001 SB 35 modification application to PLN2019-0059.	53	33	0	1	87	C-SA	MF	144.1
057 208601300	1173 Hearst	Use Permit #ZP2016-0028 to develop two parcels, including the substantial rehabilitation of the existing seven dwelling units and construction of six new dwelling units. 6 of the 7 rehabilitated units are rent controlled and shall remain rent stabilized. The project proposes to rehabilitate the seven existing dwelling units (three duplexes and one single-family dwelling) and add three two-story duplexes as a common interest development (i.e. condominiums) for a total of seven buildings and 13 dwellings.	0	0	0	6	6	R2-A	MF	42.0
057 207300500	1367 University	Vacant Lot. Use Permit #ZP2019-0173 to construct an approximately 9,273-square-foot, four-story 39-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.	6	0	0	34	40	C-1	GLA	329.9
052 156317900	2714 Alcatraz Ave	Use Permit #ZP2018-0034 to alter an existing 3,391 square foot, 2-story residential building and an existing 360 square foot, 1-story accessory building to: 1) restore the residential building to its original density of 5 units; 2) expand the basement by 24	0	0	0	5	5	R-2	MF	36.9

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		square feet and convert the basement to a dwelling; 3) construct a 21 square foot addition on the first floor; 3) construct a 337 square foot addition on the second floor; 4) reconfigure the floor plans for the four existing units on the first and second floors; and 5) remove an illegal dwelling from the garage to restore 2 off-street parking spaces.								
055 187701902	2580 Bancroft Way	Prior use: one-story multi-tenant commercial, commercial parking garage. Use Permit #ZP2017-0083 to demolish the Bancroft Center Building (25582588 Bancroft Way) and demolish the rear half of the City Landmark Fred Turner Building (2546-2554 Bancroft Way); and to construct a new mixeduse building with approximately 122 dwelling units, 11,000 square feet of ground-floor commercial space, and a 37 parking space subterranean commercial garage.	11	0	0	111	122	C-T	MU	183.1
055 187602101	2542 Durant Ave	Existing parking lot and multi-family residential, Infill. merge two parcels and Use Permit #ZP2016-0172 to construct a new five-story, mixed use building with 32 dwelling units including a Variance request to allow dwelling units on the ground floor next to and behind an existing 12-unit apartment building.	0	0	0	32	32	C-T	MF	149.8
055 182901100	2215 Parker	Vacant Lot. Use Permit #ZP2018-0161 to construct a two-story, 6,001 sq. ft. duplex on a 6,750 sq. ft. vacant parcel.	0	0	0	2	2	R-2A	DP	12.9
057 204600100	1951 SHATTUCK	Existing Use: Hair salon, convenience corner store, clothing retailer. Use Permit #ZP2018-0137 to demolish two existing non-residential buildings and to construct a 12-story, 120-foot tall mixed-use building with 5,000 square feet of commercial space on the ground floor, 156 dwelling units,	0	0	0	156	156	C-DMU	MU	390.0

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		and a 100-space subterranean parking garage on a 17,424 squarefoot parcel.								
057 202600405	2190 Shattuck Ave	Prior use: 2-story retail and 2nd story office, ground floor Walgreens. Use Permit #ZP2016-0117 to redevelop a 19,967 square-foot (0.46-acre) site at the northwest corner of Shattuck Avenue and Allston Way with a proposed 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. One hundred and three (103) parking spaces would be provided in a two-level subterranean garage accessed from Allston Way.	0	0	0	274	274	C-DMU	MF	595.7
057 208601400	1155-73 Hearst Ave	7 units rehab; 6 new du	0	0	0	2	2	R2-A	MF	26.1
055 183700100	2556 TELEGRAPH	Prior use: multi-tenant commercial (Streetview 2011 shows Hair studio, spirtual healer, japanese restaurant, electronics store). Use Permit 2015-0096 to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 42,363 square-foot, fivestory, 64'-5" tall, mixed-use building with 22 dwelling units, two Live-Work units, and 3,092 square feet of commercial space.	0	0	0	24	24	C-T	MU	97.5
054 180202000	1516 Carleton	3 SFD on one lot	0	0	0	3	3	R-2	SFD	15.1
056 194401100	2422 Fifth	Office + 2 du on lot with existing duplex	0	0	0	2	2	MU-R	MU/D P	27.9
053 162703701	3015 San Pablo	2 Live/Work added to existing 98 unit (Higby Apts); Conversion of an 1,824 sq. ft. commercial space to two (2) Live/Work Units.	0	0	0	2	2	C-W	L/W	127.4
057 202501300	2000 University	Prior cafe and restaurant use and vacant ground floor commercial. Merge 2 parcels. Use Permit #ZP2020-0134 to demolish one existing commercial and one mixed-use structure containing two dwelling units and construct a new, 8-story mixed-	7	0	0	75	82	C-DMU	MU	571.0

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		use building with 82 dwelling units and 1,415 square feet of ground floor commercial space.								
055 188400600	2317 Channing	Existing Use: medical office. Use Permit #ZP2020-0090 to 1) demolish an existing two-story medical building; and 2) construct a 4-story, residential building with 17 dwelling units.	0	0	0	17	17	R-S	MF	114.0
057 208901601	1923 NINTH	Use Permit #ZP2018-0226 to (1) demolish an existing 1,272-square-foot, one-story duplex and (2) construct three detached, three-story, singlefamily dwelling units: 1,856 square feet (Unit A), 2,006 square feet (Unit B), and 1,932 square feet (Unit C).	0	0	0	3	3	R-3	3-SFD	21.4
055 187700100	2590 BANCROFT	Prior use: Multi-Tenant Retail: Urban Outfitters, Inkstone Art Supply, Freedom Flowers. Use Permit #ZP2019-0100 to 1) demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,345 square feet of commercial space, 2,566 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.	5	0	0	82	87	C-T	MU	288.6
057 210100103	1900 Fourth	Existing Surface Parking Lot. SB 35 Mixed-Use Development with 260 units over 27,500 sf retail, including restaurant and cafe space. Project includes 290 vehicle parking spaces and 140 bike parking spaces. 50% affordable.	0	130	0	130	260	C-W	MU	117.6
054 174400700	2720 San Pablo	Use Permit #ZP2016-0014 to demolish the former automobile service station and construct a 6 story, 60' high mixed-use building, with 25 dwellings (including 2 dwellings available to very low income households) with a total of 97 bedrooms, and 963 square feet of ground floor retail space. The project would include parking	2	0	0	23	25	C-W	MU	113.7

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		for 15 automobiles and secure storage for 50 bicycles								
053 162301201	1331 Ashby Ave.	6 du in 3 bldgs	0	0	0	6	6	R-3	DP	35.4
056 194101900	2325 Sixth	Expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.	0	0	0	1	1	R1-A	MF	14.6
053 168501100	2139 Oregon	2 SFD on one lot	0	0	0	2	2	R-2	SFD	12.9
055 188802700	2236 Channing Way	Use Permit #ZP2017-0015 to convert 1,480 square feet of medical offices, a residential lounge and laundry area, and 3 parking spaces, into three new dwelling units, for a total of 22 dwelling units in an existing 5-story mixed use building.	0	0	0	22	22	R-3	MU	85.1
054 171900100	2701 Shattuck Ave	Prior use: Vacant Auto Dealership. Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600-square-foot ground floor quick-service restaurant, and 30 parking spaces.	5	0	0	52	57	C-SA	MU	210.0
055 182201800	2000 Dwight	Existing use: Six 1-3 story contiguous medical office commercial bldgs. Use Permit #2019-0074 to demolish six existing non-residential buildings, and construct a six-story, 113-unit, Community Care Facility for seniors with 40 parking spaces in a subterranean garage.	0	0	0	113	113	R-4	MF	173.4
055 182201303	2015 BLAKE	Prior use: Medical office and parking lot. Use Permit and Final Environmental Impact Report (EIR) for application #ZP2020-0072 to merge seven	9	2	0	150	161	R-4	MF	203.4

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120 % AMI	Net New Units	Zone	Type	Density (DUA)
		parcels into two, demolish four existing buildings (one residential building, an associated accessory structure, and two nonresidential buildings), construct two new residential buildings: a three-story, six-unit building with two units affordable to low income households, and a seven-story, 155-unit building with nine units affordable to very low income households and a subterranean garage with 93 parking spaces.								
054 174202900	2795 San Pablo	Use Permit #ZP2019-0048 to demolish an existing single-story single dwelling unit and construct a mixed-use development consisting of three-stories, five units with 600 square feet of commercial space.	0	0	0	5	5	C-W	MU	53.4
TOTAL			172	178	9	2326	2685			

TABLE 5 PIPELINE SITES

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120 % AMI	>120 % AMI	Total Units	Zone	Type	Density (DUA)
Applications Submitted in 2021										
054 178501700	2601 San Pablo	SB-330 application for construction of a new 7-story mixed-use residential development with 194 units, ground level lobbies, commercial, and parking with a state of CA Density Bonus. (Includes removal of existing non-landmarked structures.)	20	0	0	174	194	C-W	MU	408.0
053 159801600	2970 Adeline St	Change two approximately 1,000 sq. ft. commercial spaces to residential dwelling units.	0	0	0	2	2	C-AC	MU	23.2
055 187800400	2439 Durant	Demolition of a two-story 10,554 sq. ft. commercial (restaurant) building, construction of 37,507 sq. ft. 7-story	0	0	0	22	22	C-T	MU	147.4

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120 % AMI	>120 % AMI	Total Units	Zone	Type	Density (DU A)
		mixed-use building with 7,799 sq. ft. commercial space, and 27,532 sq. ft. for 22 dwelling units.								
052 154401200	1519 Fairview	Add a new three-story detached dwelling unit on a 6,750 square foot lot with an existing triplex.	0	0	0	1	1	R2-A	SFD/MF	25.8
057 206201000	1725 Berkeley Way	Demolish existing duplex and construct two new attached three-story single-family residences.	0	0	0	2	2	R2-A	DP	22.4
056 201102600	1776/1782/1790 University	Merge 3 parcels. Demo 3 1-story commercial bldgs (India Fabrics, smog check) SB330 Prelim App. NEW CONSTRUCTION OF A 5-STORY MIXED-USE BUILDING WITH 79 SRO AND COMMON KITCHEN SPACE ON EACH LEVEL + COMMERCIAL SPACE ON GROUND LEVEL. DEMOLITION OF 3 EXISTING ONE-STORY BUILDINGS. C-1	0	11	68	0	79	C-U	MU	353.9
058 217600101	1752 Shattuck	SB-330 UP- Demo existing building. Construct 7-story mixed-use building with 57 dwelling units and group floor commercial.(campus auto care site) .C-1	7	0	0	50	57	C-C	MU	234.2
058 219300600	2441 Le Conte	Existing Starr King School for the Ministry. 1) renovate and change the use of an existing one-story, 5,935 square-foot non-residential building to residential hotel, and 2) construct a four-story residential addition at the rear, resulting in a 17,138 square-foot residential hotel at a maximum height of 48 feet, two inches, containing 50 group living accommodation units and one manager's unit under State Density Bonus law.	n/a	n/a	n/a	51	51	R-4	MF	pending
055 188302700	2328 Channing	Relocate a historic SFR and to construct a new 20-unit, five-story housing project	1	0	0	19	20	R-S	MF	129.1
056 197701101	2136-2154 San Pablo	Demolish an existing two-story nonresidential structure (Kung-Fu Academy, Auto Repair) and (2) to construct a six-story mixed-use building with 123 residential units (five residential stories above a podium), three live-work units at the ground level, and 50 off-street parking spaces in a mechanical lift system.	10	0	0	116	126	C-W	MU	238.0
060 240500100	1201-1205 San Pablo	Existing Vacant Lot. SB 330. Use Permit #ZP2021-0070 to construct a six-story, mixed-use building on a vacant lot,	5	0	0	61	66	C-W	MU	220.0

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120 % AMI	>120 % AMI	Total Units	Zone	Type	Density (DU A)
		with 66 units (including five Very Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.								
057 208700500	1822-1828 San Pablo	SB-330 UP - Demo existing building except ground floor. Construct 5-story mixed-use building with 44 dwelling units and ground floor commercial, incorporating the existing façade. (Albatross bldg.)	12	0	0	32	44	C-W	MU	164.8
057 203201700	130-134 Berkeley Sq	Merge 2 parcels, demo existing 1-story retail shops	0	0	0	50	50	C-DMU core	MU	457.4
053 159200100	3000 Shattuck	Prior gas station. New application, override ZP 2015-0229 for 23 units. Removal of existing 1 story commercial structure & construction of a new 9-story mixed-use building with 156-dwelling units, ground level commercial, and lobbies, with State of California density bonus. C-SA	2	2	0	152	156	C-SA	MU	501.1
059 232500400	776 Page	3 SFD on one lot	0	0	0	3	3	MU-R	SFD	33.0
056 198304201	2147 San Pablo	Existing Use: Beyond Repair Auto Repair. Propose five-story mixed-use project with 42,573 SF and 44 units total (33 base).	11	0	0	33	44	C-W	MU	131.5
059 232500501	1442 Fifth	3 SFD on one lot	0	0	0	3	3	MU-R	SFD	30.0
052 153101202	3233 Ellis	Demolition of existing SFD, construction of three new, detached SFDs.	0	0	0	3	3	R2-A		21.2
052 156800900	2942 College	Vacant Dry Cleaners. Demolish and existing non-residential building and construct a new two-story mixed-use development containing 1,296 sq.ft. of ground floor commercial space and 3,278 sq.ft. of residential space, including four dwelling units, in two separate buildings.	0	0	0	4	4	C-E	MU	28.6
055 188000700	2435 Haste	Demolish a two-story apartment building and construct an 8-story all residential apartment building with 37 dwelling units. Replacement of 8 protected units.	1	4	0	32	37	R-SMU	MF	284.3
055 189600500	2440 Shattuck	Demolition of existing Dollar Tree; Proposed new mixed use building (dollar tree site); 40 New Dwelling Units	3	0	0	37	40	C-DMU Corr	MU	29.9

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50- 80% AMI	80- 120 % AMI	>120 % AMI	Total Units	Zone	Type	Dens ity (DU A)
055 188100400	2449 Dwight	Construct 4-story addition on existing 4-story building (2015 Chandler building fire); add 27 new Dwelling Units	2	0	0	49	51	C-T	MU	215.7
057 202700900	2065 Kittredge	SB330 UP: for project to demolish the existing Landmark commercial building on Unit B of Parcel Map 6889 (condominium) and construct a 5-story, 216,696 SF, multi-family residential building with 189 units, and 42 underground parking spaces. Density Bonus. (formerly 2211 Harold Way)	11	0	0	178	189	C-DMU Core	MF	245.2
055 182102100	2018 Blake	Demolish fire-damaged SFD and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit), under State Density Bonus. 15% VLI for 50% bonus.	1	0	0	11	12	R-4	MF	100.0
057 203100101	2128 Oxford, 2132-2154 Center	Currently two-story mixed-use (small retailers and restaurants ground floor, office above). Merge two parcels: 057 203101500 and 057 203100101. Demo two existing buildings and construct 17-story mixed-use building, 283 dwelling units, 10,164 sq.ft. commercial	8	8	0	267	283	C-DMU Core	MU	274.9
052 153300103	1708 Harmon	SB35 Preliminary Application Ephesian Church. Demolish three non-residential buildings, and construct a 100% affordable residential, five-story building for seniors, with 82 units, 63 ground-level parking spaces. Utilizes Tier 4, South Adeline, Incentive Development Standards. C-AC	41	41	0	0	82	C-AC	GLA	78.0
Applications Submitted in 2021 Subtotal			135	66	68	1,352	1,621			
Applications Submitted before 2021										
058 217300500	1650 Shattuck	Prior use: dry cleaners. Construct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS		94.7
057 210000708	1914 Fifth	Demo existing single-story boutique retail building and parking lot. 257 dwelling units, ground floor lobby and commercial. two floors of parking. 6 stories. Density Bonus	21	0	0	236	257	C-W	MU	253.9
058 211900900	1716 Seventh Ave	Demo existing single-family dwelling and detached garage, construct two detached, 2-story single-family dwellings.	0	0	0	2	2	R1-A	SFD	18.2
056 200402000	1652 University	New 3-story, 4,196 sf mixed-use building - 3 dwelling units, 5 commercial parking spaces serving existing commercial	0	0	0	3	3	C-U	MU	17.5

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DU/A)
		building. Adjacent to Fox Commons, landmark and large protected oak tree.								
053 159500903	3031 Adeline	Existing Parking lot and 1,000 square foot fast-food bldg and construct a 5-story, 57' tall, 46,948 square foot mixed-use building with 42 dwelling units, 4,324 square feet of commercial space, and 25 parking spaces on a 12,257 square foot lot.	2	0	0	40	42	C-SA	MU	149.3
055 186901600	2716-2718 Durant	Raise a dwelling at the front of the property to create a three-story dwelling; to raise a dwelling at the rear of the lot and construct two new dwellings below; and to not provide the two required parking spaces.	0	0	0	2	2	R-3	MF	28.5
060 244901300	1915 Berryman	Use Permit #ZP2020-0045 to demolish an existing three-unit residential building and construct a four-story residential building with eleven dwelling units.	0	3	0	8	11	R-2A	MF	46.0
056 192701800	2371 San Pablo	Alter existing one-story, 2,105 SF mixed-use building, add two stories, 4 dwelling units, with zero parking spaces, where 8 are required.	0	0	0	4	4	C-W	MU	56.8
053 159001101	2900-2920 Shattuck	Existing True Value Hardware and Model Garage site. Mixed Use with ground floor retail and 90 units (studio and 1br).	n/a	n/a	n/a	90	90	C-SA	MU	200.8
053 168400100	2801 Adeline	Existing Walgreens. Proposed 222 hotel and 84 residential units	18	17	0	49	84	C-AC	MU	76.4
058 217300500	1650 Shattuck	Prior use: dry cleaners. onstruct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS		94.7
Applications Submitted before 2021 Subtotal			43	20	0	442	505			
Anticipated Applications										
058 212901700	1150 Virginia	SB 35 on BUSD property	n/a	68	n/a	68	136	R-2		
053 159202200	2024 Ashby	SB35 Preliminary Application St. Paul's AME Church. Merge two lots and perform lot line adjustment. Demolish two non-residential buildings, and construct a mixed-use, six-story building, with 52 100% affordable units, church entry and offices, 800 SF of commercial, and 19 underground parking	26	26	n/a	n/a	52	C-AC		

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DU A)
		spaces. Utilizes Tier 4, North Adeline, Incentive Development Standards.								
055 188500104	2338 Dana	United Methodist Church Development. Rhoades Planning Group	n/a	n/a	n/a	100	100	R-SMU		
053 158702003	3001 Shattuck	Redevelopment of existing enterprise car rental property. Property owner mentioned they were speaking to Rhoades Planning Group during phone call with Planning staff.	n/a	n/a	n/a	n/a	0	C-SA		
Anticipated Applications Subtotal			26	94	0	168	288			

Preliminary Opportunity Sites

TABLE 1: OPPORTUNITY SITES, EXISTING ZONING

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
055 182501900	-	0	0	BC	C-AC		1	210	0.34	BB	72	72		
055 182501502	-	0	0	BC	C-AC		1	210	0.60	BB	127	127		
055 182401600	0.33	0	0	BC	C-AC	auto related use	1	210	0.15	J	32		32	
055 182401400	0.45	0	0	BC	C-AC		1	210	0.43	J	91	91		
055 182301101	0.32	0	0	BC	C-AC		1	210	1.00		209	209		
055 182602000	-	0	0	BC	C-AC	Vacant lot	2	210	0.35		74	74		
052 153201600	0.46	56	0	MDR	C-AC	Church parking lot	2	210	0.47		99	99		
055 182200400	0.68	0	0	BC	C-AC		3	210	0.05	C	11			11
055 182200600	0.79	116	0	BC	C-AC	Similar to rest of block	3	210	0.12	C	25			25
055 182100400	1.39	104	0	BC	C-AC	Similar character as block to the north	3	210	0.09	Z	19			19
055 182100300	1.02	94	0	BC	C-AC	Similar character as block to the north	3	210	0.15	Z	31		31	
052 153101101	-	0	1	NC	C-AC	Parking lot	3	210	0.10		22			22
055 182200500	1.12	93	0	BC	C-AC	Similar to rest of block	3	210	0.11		23			23
055 182200302	0.46	0	0	BC	C-AC		3	210	0.12		24			24
052 152902100	-	0	0	NC	C-AC	Laundromat	3	210	0.14		29			29
055 182200301	-	0	0	BC	C-AC	Alta Bates parking lot	3	210	0.23		48		48	
055 182502000	-	0	0	BC	C-AC		3	210	0.23		49		49	
055 182100101	1.11	0	0	BC	C-AC	Similar character as block to the north	3	210	0.30		62	62		
055 182102402	0.87	0	0	BC	C-AC		3	210	0.31		65	65		
052 157602701	0.42	57	0	BC	C-C	Parking lot	1	125	0.63		79	79		
055 184002401	0.58	64	0	BC	C-C	CVS	1	125	1.04		130	130		
058 217500400	0.31	74	0	BC	C-C	Low level retail	3	125	0.05	AP	6			6
058 217500500	0.69	54	0	BC	C-C	Low level retail	3	125	0.06	AP	8			8
058 217500600	-	98	0	BC	C-C	Low-level commercial	3	125	0.06		7			7
057 205000500	0.18	57	0	BC	C-C	Surface parking with food service at the corner of Hearst and Shattuck	3	125	0.15		19			19
055 183500901	0.21	57	0	BC	C-C	High-turnover restaurants	3	125	0.26		33		33	
052 157307601	0.26	111	0	BC	C-C	Parking lot	3	125	0.29		36		36	

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
055 183600603	0.09	64	0	BC	C-C	Auto related use/laundromat	3	125	0.30		38		38	
057 202801200	0.37	0	0	DT	C-DMU Buff		1	150	0.06	BC	9			9
057 202801300	0.05	0	0	DT	C-DMU Buff	Parking lots	1	150	0.27	BC	40		40	
055 189700103	0.99	0	0	BC	C-DMU Buff		1	150	0.17	W	26			26
055 189700600	0.76	103	0	BC	C-DMU Buff		1	150	0.35	W	53	53		
057 205901200	0.64	0	0	DT	C-DMU Buff	1-story Flamingo Cleaners	3	150	0.10	A	15			15
057 205900900	1.00	42	0	DT	C-DMU Buff	1-story retail, Hot Tubs	3	150	0.11	A	17			17
057 205900800	0.64	96	0	DT	C-DMU Buff	2-story commercial, Restaurant ground floor, office above	3	150	0.11	F	17			17
057 205900700	0.70	58	0	DT	C-DMU Buff	1-story retail, Cyclebar	3	150	0.11	F	17			17
057 205900101	0.90	93	0	DT	C-DMU Buff	Two vacant 1-story retail, for sale	3	150	0.07		11			11
057 205901000	0.96	70	0	DT	C-DMU Buff	1-story bldg, Berkeley Wellness Center	3	150	0.11		17			17
055 189201102	0.19	0	0	HDR	C-DMU Buff	Parking lot	3	150	0.17		26			26
057 202200902	0.61	0	0	DT	C-DMU Buff	Parking lot	3	150	0.25		37		37	
055 189600600	-	0	0	BC	C-DMU Buff	Parking lot	3	150	0.18		28			28
057 203000100	3.48	91	0	DT	C-DMU Core		2	320	0.41		130	130		
057 203400300	-	0	0	DT	C-DMU Core		3	320	0.11	AM	34		34	
057 203400400	-	0	0	DT	C-DMU Core	Surface parking lot	3	320	0.14	AM	46		46	
057 203201800	-	91	0	DT	C-DMU Core	Underutilized	3	320	0.05		18			18

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
057 202300200	1.23	0	0	DT	C-DMU Core	1-2 story retail downtown	3	320	0.07	M	23			23
057 202300300	1.20	91	0	DT	C-DMU Core	1-2 story retail downtown	3	320	0.09	M	28			28
057 203001200	1.10	0	0	DT	C-DMU Core		3	320	0.07		22			22
057 202600412	0.85	0	0	DT	C-DMU Core		3	320	0.11		34		34	
057 202500400	0.57	66	0	DT	C-DMU Core		3	320	0.12		38		38	
057 202500100	2.66	73	0	DT	C-DMU Core	Citibank	3	320	0.13		41		41	
057 202301601	4.19	0	0	DT	C-DMU Core		3	320	0.16		52	52		
057 202501900	1.02	104	0	DT	C-DMU Core	Goodwill	3	320	0.19		60	60		
057 202500502	0.94	101	0	DT	C-DMU Core		3	320	0.27		86	86		
057 203401200	0.78	0	0	DT	C-DMU Core	half vacant retail	3	320	0.32		103	103		
055 189600200	0.66	74	0	BC	C-DMU Corr		3	150	0.03	AV	5			5
055 189600300	1.38	81	0	BC	C-DMU Corr		3	150	0.09	AV	14			14
055 189600400	0.82	0	0	BC	C-DMU Corr		3	150	0.11	AV	16			16
057 205100500	0.98	0	0	DT	C-DMU Corr	Low level commercial	3	150	0.08		12			12
055 189101101	-	0	0	HDR	C-DMU Corr	Private ROW	3	150	0.09		13			13
055 189201600	1.03	93	0	HDR	C-DMU Corr	Pegasus Books	3	150	0.21		31		31	
055 189302000	0.30	0	0	DT	C-DMU Oute	Mechanics Bank parking	2	225	0.14	AS	32		32	

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
055 189301600	-	0	0	DT	C-DMU Oute	Mechanics Bank	2	225	0.22	AS	50	50		
057 202900702	3.22	60	0	DT	C-DMU Oute	Parking deck (may be UC owned)	2	225	0.46		103	103		
055 189301300	-	0	0	DT	C-DMU Oute	Restaurant	3	225	0.03	G	6			6
055 189301200	-	0	0	DT	C-DMU Oute	Union Bank building	3	225	0.21	G	48		48	
057 205300200	1.13	0	0	DT	C-DMU Oute		3	225	0.12	O	26			26
057 205300100	1.07	100	0	DT	C-DMU Oute	Low level commercial	3	225	0.15	O	33		33	
057 205300302	1.14	21	0	DT	C-DMU Oute		3	225	0.03		7			7
057 205301402	0.87	0	0	DT	C-DMU Oute	2-story commercial, ground floor saree shop	3	225	0.10		22			22
055 189301100	-	0	0	DT	C-DMU Oute	Union Bank parking	3	225	0.14		31		31	
055 189300100	0.73	68	0	DT	C-DMU Oute	Underutilized retail parcel	3	225	0.18		39		39	
057 205301100	0.49	96	0	DT	C-DMU Oute	1-story retail, restaurant, tailor shop. Surface parking behind accessed from Berkeley Way	3	225	0.20		45		45	
057 205300801	0.81	69	0	DT	C-DMU Oute	Ground floor retail, commercial office above. Surface and covered parking in rear.	3	225	0.27		60	60		
060 243503101	0.51	0	0	NC	C-N	Red Oak Realty and parking lot, Reused 5th cycle	1	50	0.23	AI	12			12
060 243502801	0.44	43	0	NC	C-N	Salon and storage yard	1	50	0.31	AI	16			16
060 243402001	0.30	0	0	NC	C-N	Monterey Market and surface lot	1	50	0.70		35		35	
057 206300601	0.84	40	0	NC	C-N	Berkeley Plaza, 1-2 story retail, commercial	2	50	0.38		19			19
064 423500804	0.07	0	0	NC	C-N		2	50	0.40		20			20
064 423600400	0.14	58	0	NC	C-N	Chevron gas station	3	50	0.31		15			15

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
052 141001601	1.32	0	0	NC	C-N	2-story retail, office above retail, and surface parking	3	50	0.33		17			17
059 226301001	0.44	0	0	NC	C-NS	Grocery store with surface parking	1	50	1.95	H	98	98		
058 217801800	0.83	0	0	NC	C-NS	Part of the lot at the corner of Virginia and Shattuck has existing residential units.	1	50	0.52		26			26
058 217802401	0.41	0	0	NC	C-NS	Old Walgreens/CVS with surface parking	1	50	0.69		34		34	
060 245506401	1.60	0	0	NC	C-NS(H)		2	50	0.37		19			19
060 245506700	0.34	0	0	NC	C-NS(H)	Retail and surface parking	3	50	0.24		12			12
053 168502001	0.02	52	0	BC	C-SA	Buggy bank	2	180	0.43		78	78		
053 159000501	0.56	66	0	NC	C-SA	auto related use	2	180	0.45		81	81		
053 159400200	0.46	94	0	NC	C-SA		3	180	0.24		43		43	
053 168602000	0.31	0	0	BC	C-SA		3	180	0.26		46		46	
055 183901901	1.04	0	0	BC	C-T	2587 Telegraph, 2-story, ground floor retail and office	2	160	0.43		69	69		
055 183700200	1.18	0	0	BC	C-T	2 story retail	3	160	0.14		23			23
055 187602300	1.36	0	0	BC	C-T	Games of Berkeley	3	160	0.17		28			28
055 187701100	0.93	92	0	BC	C-T	Bank of America	3	160	0.24		39		39	
057 208502600	0.19	82	0	BC	C-U		1	150	0.47	B	71	71		
057 207300400	0.80	0	0	BC	C-U	1375 University - Copy World print shop - single story retail	2	150	0.23	L	34		34	
057 207200800	0.23	0	0	BC	C-U	Coffeebar, mostly parking lot	2	150	0.35		52	52		
056 201102501	1.36	109	0	BC	C-U	Church; parking lot	2	150	0.47		71	71		
057 207300300	0.42	0	0	BC	C-U	Parking Lot	3	150	0.12	AA	19			19
057 207300200	0.68	81	0	BC	C-U	Ledgers Liquor, single story retail	3	150	0.13	AA	19			19
057 208500702	-	0	0	BC	C-U	Laundromat	3	150	0.08	AO	13			13
057 208500801	-	0	0	BC	C-U	single-story restaurant	3	150	0.11	AO	16			16
057 207100300	-	0	0	MDR	C-U	Surface parking lot, same property owner as adjacent parking	3	150	0.13		20			20
057 207100400	-	0	0	BC	C-U	Surface parking lot	3	150	0.14		22			22
056 200302401	0.67	62	0	BC	C-U		3	150	0.16		25			25
056 200302500	2.18	0	0	BC	C-U		3	150	0.17		26			26

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
057 207000300	0.14	0	0	BC	C-U	Mike's Auto Services, Reused 5th cycle	3	150	0.19		29			29
057 208500701	-	0	0	BC	C-U	Single-story corner fast food	3	150	0.21		31		31	
057 207300800	0.30	83	0	BC	C-U	Wooly Mammoth Child Care Center, single-story	3	150	0.23		35		35	
057 206000200	0.74	74	0	BC	C-U	Joe's Tire shop and surface parking	3	150	0.24		36		36	
056 197900100	0.17	0	0	BC	C-U	Auto car wash	3	150	0.28		41		41	
057 206100601	0.65	65	0	BC	C-U	2-story Quality Inn motel and surface lot	3	150	0.28		42		42	
057 207000901	0.59	69	0	BC	C-U	2-story Super 8 Motel and surface parking	3	150	0.29		43		43	
056 200300100	0.28	0	0	BC	C-U	Parking lot, at least	3	150	0.29		44		44	
057 201601801	0.27	53	0	BC	C-U	Nation's Burgers; parking lot	3	150	0.30		45		45	
053 166201701	1.32	73	0	BC	C-W		1	135	0.15	AF	20			20
053 166201900	-	0	0	BC	C-W		1	135	0.17	AF	23			23
057 209700106	-	71	0	BC	C-W	2 buildings, single-story retail	1	135	0.24	AK	32		32	
057 209701401	0.70	0	0	BC	C-W	811 University, 2-story retail (yoga, spa)	1	135	0.86	AK	116	116		
060 235401200	0.74	0	0	BC	C-W	Surface parking	1	135	0.15	AN	20			20
060 235401100	0.66	0	0	BC	C-W	Surface parking	1	135	0.19	AN	26			26
060 235401302	0.82	0	0	BC	C-W	Surface parking	1	135	0.32	AN	43		43	
058 212800801	0.88	75	0	BC	C-W	Vacant storage	1	135	0.14	AQ	19			19
058 212800301	0.42	71	0	BC	C-W	Golden Bear Inn, also in 5th cycle	1	135	0.85	AQ	115	115		
057 208801100	-	0	0	BC	C-W	Surface parking lot	1	135	0.30	AY	40		40	
057 208501500	-	66	0	BC	C-W	small BBQ kiosk	1	135	0.20	B	27			27
057 208502500	0.50	96	0	BC	C-W	Surface parking, BBQ kiosk, 99 Cent store	1	135	0.40	B	54	54		
057 210100500	0.13	0	0	BC	C-W	1900 Fourth St SB 35 project. 260 units.	1	135	1.03		140	140		
059 228702500	1.07	82	0	BC	C-W	vacant 1-story storefront	1	135	0.11	Y	14			14
059 228702400	0.82	98	0	BC	C-W	1-story retail, party store	1	135	0.11	Y	15			15
059 228702102	0.98	66	0	BC	C-W	1-2 story commercial, frontage in good condition, but For Sale	1	135	0.30	Y	41		41	
060 235401001	-	0	0	BC	C-W	1-story retail (liquor, dollar tree)	1	135	0.61		82	82		
059 233100200	0.89	99	0	BC	C-W	Furniture strip retail and surface parking	1	135	0.67		90	90		

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
056 198303103	1.49	33	0	BC	C-W	Berkeley Self Storage	1	135	0.70		95	95		
056 193200803	0.06	59	0	BC	C-W		1	135	0.73		99	99		
056 198304001	0.08	54	0	BC	C-W	Jack in the Box	2	135	0.40		54	54		
060 240502100	-	0	0	M	C-W	1-story garage or storage	2	135	0.06	AC	8			8
060 240502000	0.11	0	0	AC	C-W	Smog shop	2	135	0.29	AC	39		39	
058 212701200	0.79	0	0	BC	C-W	Building Materials Store	2	135	0.07	AD	10			10
058 212701101	0.88	0	0	BC	C-W	Parking for Bldg Materials Store	2	135	0.14	AD	18			18
058 212700901	0.40	76	0	BC	C-W	1-story retail (Cafe Leila, accessories shop) and surface parking	2	135	0.26	AD	35		35	
053 166101900	0.17	99	0	BC	C-W	Includes existing SFH	2	135	0.20	AG	27			27
053 166101801	-	0	0	BC	C-W		2	135	0.26	AG	36		36	
060 240401801	0.04	0	0	BC	C-W	Chevron Gas Station - in good condition	2	135	0.21	AH	28			28
060 240402000	0.67	0	0	BC	C-W	Autobody shop and surface parking	2	135	0.22	AH	29			29
053 166101400	1.48	63	0	BC	C-W	One story commercial	2	135	0.15	AL	21			21
053 166101501	-	0	0	BC	C-W	One story commercial	2	135	0.31	AL	42		42	
060 241000500	0.29	0	0	AC	C-W	Gilman Auto shop	2	135	0.17	BD	23			23
060 241000700	-	0	0	AC	C-W	Used car dealer lot	2	135	0.29	BD	39		39	
054 178501400	-	0	0	M	C-W		2	135	0.08	D	10			10
054 178501300	0.38	0	0	BC	C-W		2	135	0.11	D	15			15
054 178501500	0.39	96	0	BC	C-W		2	135	0.11	D	15			15
054 178501600	0.69	96	0	BC	C-W		2	135	0.19	D	25			25
057 208901201	-	78	0	BC	C-W	1011 University Ave. City-owned. Closed Premier Cru wine store.	2	135	0.24	N	32		32	
054 174402205	0.70	0	0	BC	C-W		2	135	0.36		48		48	
056 192802701	0.02	68	0	BC	C-W		2	135	0.36		49		49	
057 209301501	0.60	33	0	BC	C-W		2	135	0.37		50	50		
056 198200201	0.35	80	0	BC	C-W	Parking lot	2	135	0.42		57	57		
054 174203200	0.61	73	0	BC	C-W		2	135	0.42		57	57		
057 208602903	0.52	43	0	BC	C-W	Nate's Green Garage, auto detailing	2	135	0.42		57	57		
056 193200401	0.19	0	0	BC	C-W		2	135	0.44		59	59		
056 195401000	0.86	0	0	BC	C-W		2	135	0.44		60	60		

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
056 197300601	1.53	93	0	BC	C-W	UA Homes parking lot: possible opp site	2	135	0.46		62	62		
056 197800802	0.81	0	0	BC	C-W		2	135	0.46		62	62		
054 174203300	0.40	95	0	BC	C-W		3	135	0.07	BA	10			10
054 174203400	0.49	95	0	BC	C-W		3	135	0.08	BA	11			11
060 239501700	1.38	79	0	BC	C-W	Vacant 1-story corner commercial	3	135	0.07	E	9			9
060 239503400	0.38	0	0	BC	C-W	Auto body shop (M and M Garage)	3	135	0.10	E	14			14
053 166202100	0.94	0	0	BC	C-W	BPOE Lodge (permanently closed)	3	135	0.08	I	11			11
053 166202000	0.86	0	0	BC	C-W		3	135	0.09	I	13			13
060 239503100	-	0	0	BC	C-W	1-story auto shop	3	135	0.05	P	7			7
060 239503301	1.94	70	0	BC	C-W	Vacant storefront for sale	3	135	0.15	P	20			20
060 239502900	0.89	0	0	BC	C-W	Auto Repair	3	135	0.06	T	8			8
060 239503000	-	0	0	M	C-W	Surface auto storage	3	135	0.11	T	15			15
060 239502800	-	0	0	BC	C-W	Vacant 1-story commercial	3	135	0.05		7			7
056 192802000	-	0	0	M	C-W		3	135	0.09		12			12
054 178501200	0.76	96	0	BC	C-W		3	135	0.09		12			12
056 197601201	1.01	0	0	BC	C-W		3	135	0.09		13			13
059 233100400	0.25	105	0	BC	C-W	SFD, owned by Sontag Construction	3	135	0.10		13			13
059 233100300	0.23	105	0	BC	C-W	SFD, owned by Sontag Construction	3	135	0.10		14			14
060 239500100	2.41	0	0	BC	C-W		3	135	0.11		14			14
057 208700600	1.61	0	0	BC	C-W	Car sales lot	3	135	0.11		15			15
060 239601600	1.02	0	0	BC	C-W	Auto storage	3	135	0.11		15			15
060 240502401	-	0	0	M	C-W	Vacant, for sale sign	3	135	0.12		16			16
057 208800600	-	0	0	M	C-W	surface parking storage area	3	135	0.14		19			19
056 192602100	-	0	0	BC	C-W		3	135	0.14		19			19
060 235300900	0.79	0	0	BC	C-W	1-story corner autobody shop	3	135	0.15		20			20
058 212801000	0.71	36	0	BC	C-W	Vacant Store and rear storage (Berkeley Surplus)	3	135	0.15		20			20
060 239000500	-	0	0	M	C-W	McDonald's overflow surface parking	3	135	0.15		20			20
060 235301000	1.00	0	0	BC	C-W	1-story corner autorepair shop	3	135	0.15		20			20
060 239601400	0.89	48	0	BC	C-W	1-story auto storage, Avenue Towing	3	135	0.16		21			21
060 239501600	1.18	0	0	BC	C-W		3	135	0.17		22			22

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
056 192801800	0.54	0	0	BC	C-W		3	135	0.17		23			23
053 166200101	1.15	0	0	BC	C-W	Vacant lot	3	135	0.17		23			23
060 239601500	1.60	75	0	BC	C-W	Auto Repair shop	3	135	0.17		23			23
060 240503101	-	0	0	M	C-W	2 adjacent vacant lots with same owner	3	135	0.17		23			23
056 192602000	-	0	0	BC	C-W		3	135	0.19		26			26
054 178601401	0.26	63	0	BC	C-W		3	135	0.19		26			26
056 197601003	1.09	0	0	BC	C-W		3	135	0.22		29			29
056 198303400	0.36	0	0	BC	C-W	Parking lot	3	135	0.22		30		30	
060 240502700	-	0	0	M	C-W	101 Auto Body shop	3	135	0.22		30		30	
056 197601700	0.27	32	0	BC	C-W	Oil Changers	3	135	0.22		30		30	
057 208700300	0.98	0	0	BC	C-W	Berkeley Glass center, single-story retail	3	135	0.23		31		31	
056 198303801	0.33	0	0	BC	C-W	Vehicle storage lot	3	135	0.24		32		32	
053 164100905	0.01	37	0	BC	C-W		3	135	0.24		32		32	
057 209601001	0.08	0	0	BC	C-W	Chevron Station (on same block as Valero station)	3	135	0.24		33		33	
054 178601600	0.27	0	0	BC	C-W	Big O Tires	3	135	0.25		34		34	
053 162901901	0.10	0	0	BC	C-W	Berkeley Smog Check	3	135	0.25		34		34	
057 208800400	-	0	0	BC	C-W	Vacant lot	3	135	0.27		36		36	
057 210201003	-	0	0	M	C-W	Surface parking behind 4th street, same owner for all parking	3	135	0.28		37		37	
056 197601501	0.69	0	0	BC	C-W	Smog	3	135	0.30		41		41	
054 178401900	0.36	0	0	BC	C-W		3	135	0.33		44		44	
056 193302403	0.13	0	0	BC	C-W	Berkeley Patients Group (cannabis retail)	3	135	0.33		44		44	
056 193201101	0.51	0	0	BC	C-W		3	135	0.33		44		44	
056 196600100	0.04	0	0	BC	C-W	City-owned building	3	135	0.34		46		46	
056 193300602				BC	C-W		1	135	1.03		139	139		
055 185904301	-	0	1	LDR	ES-R		3	1	0.17		0			0
057 209700201	-	0	0	MU	MUR	1900 Sixth St. City-owned, W Berkeley Senior Center	1	24.4	0.76	AK	19			19
056 194301001	0.86	0	0	MU	MUR		1	24.4	0.45	BF	11			11
056 194301901	0.65	64	0	MU	MUR		1	24.4	1.08	BF	26			26

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
057 211700500	-	40	0	MU	MUR	Golden Bear Storage	1	24.4	0.13	V	3			3
057 211700903	-	61	0	MU	MUR	Golden Bear Storage	1	24.4	0.45	V	11			11
057 211700601	-	45	0	MU	MUR	Golden Bear Storage	1	24.4	0.45	V	11			11
056 194500102	-	51	0	MU	MUR		1	24.4	0.59		14			14
056 196101601	0.69	0	0	MU	MUR	Potential redevelopment	1	24.4	0.59		14			14
054 174701100	0.62	0	0	MU	MUR		1	24.4	0.76		19			19
058 211802202	0.53	0	0	MU	MUR	Libby Labs (still in operation), but not sure if full capacity	1	24.4	1.38		34			34
054 174501804	1.00	0	0	MU	MUR		1	24.4	1.57		38			38
056 196301506	1.85	0	0	MU	MUR		1	24.4	1.69		41			41
053 165901605	0.18	111	0	MU	MUR	Global Montessori (big parking lot)	1	24.4	2.03		50			50
056 195901704	-	0	0	MU	MUR	Parking lot	2	24.4	0.13	AX	3			3
056 195901705	-	0	0	MU	MUR	Parking lot	2	24.4	0.28	AX	7			7
056 195800301	0.09	0	0	MU	MUR	Parking lot	2	24.4	0.49		12			12
059 232500301	-	78	0	MU	MUR	770 Page, pipeline project, 4 detached units	3	24.4	0.13		3			3
057 211701100	-	0	0	MU	MUR	Publicly owned, Vacant lot in MUR	3	24.4	0.13		3			3
053 166102000	0.56	93	0	MU	MUR		3	24.4	0.13		3			3
057 211700402	-	0	0	MU	MUR	Vacant commercial, for sale	3	24.4	0.15		4			4
053 165902900	-	0	1	MU	MUR		3	24.4	0.15		4			4
056 194500501	-	0	0	MU	MUR		3	24.4	0.17		4			4
053 165802801	-	0	1	MU	MUR		3	24.4	0.20		5			5
061 261100400	-	0	0	LDR	R-1	914 Fresno Ave - Andronico's parking	1	6	0.11	AU	1			1
061 261102503	0.17	0	0	LDR	R-1	Andronico's parking	1	6	0.23	AU	1			1
061 261102504	0.11	0	0	LDR	R-1	915 Colusa Ave - Andronico's parking lot	1	6	0.35	AU	2			2
058 218301300	-	0	1	LDR	R-1	Vacant lot, Reused 5th cycle, R-1 Zone	3	6	0.11		1			1
058 218400700	-	0	1	LDR	R-1	Vacant lot. Reused 5th cycle, R-1 zone, different owner from adjacent parcels	3	6	0.16		1			1
057 209300300	-	0	0	MDR	R-1A	Vacant lot used by 914 Hearst as garden	3	15	0.14		2			2
061 257504001	-	0	0		R-1H		1	6	0.54		3			3

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
063 298601200	-	0	0	LDR	R-1H	4 contiguous vacant lots by same owner, different from adjacent owners	1	6	0.12	AE	1			1
063 298601300	-	0	0	LDR	R-1H	4 contiguous vacant lots by same owner, different from adjacent owners	1	6	0.14	AE	1			1
063 298601400	-	0	0	LDR	R-1H	4 contiguous vacant lots by same owner, different from adjacent owners	1	6	0.16	AE	1			1
063 298601501	-	0	0	LDR	R-1H	4 contiguous vacant lots by same owner, different from adjacent owners	1	6	0.18	AE	1			1
063 314000800	-	0	0	LDR	R-1H	Vacant lot, different owner from adjacent lots	1	6	0.33	BE	2			2
063 314000700	-	0	0	LDR	R-1H	Vacant lot, owned by adjacent lot 39 THE CRESCENT	1	6	0.35	BE	2			2
063 316002000	-	0	0	LDR	R-1H	same owner as adj lot, 37 HILL RD BERKELEY, but separated, vacant	1	6	0.24	S	1			1
063 316001402	-	0	1	LDR	R-1H	Vacant Lot, different owners from adj lots	1	6	0.98	S	6			6
061 255801700	-	0	0	OS	R-1H	1130 Oxford St - Former Oxford Elementary School site (seismic retrofitting needed)	1	6	1.26		8			8
058 223202100	-	0	1	LDR	R-1H	Same owners as 5 W PARNASSUS CT sold in 9/2020, gentle slope,	2	6	0.19	Q	1			1
058 223202000	-	0	1	LDR	R-1H	Same owners as 5 W PARNASSUS CT sold in 9/2020, gentle slope,	2	6	0.21	Q	1			1
060 248201800	-	0	0	LDR	R-1H	Vacant lot, Same owner of two adjacent vacant parcels	2	6	0.20	X	1			1
060 248201700	-	0	0	LDR	R-1H	Vacant lot, Same owner of two adjacent vacant parcels	2	6	0.21	X	1			1
061 257800601	-	0	0	LDR	R-1H	Vacant lot	2	6	0.35		2			2
063 295202300	-	0	0	LDR	R-1H	Acacia walk through, but advertised for development	2	6	0.37		2			2
060 249306800	-	0	1	LDR	R-1H	Same owner owns both adjacent vacant parcels	3	6	0.12	AT	1			1
060 249301000	-	0	1	LDR	R-1H	Vacant lot, different property owner from adjacent parcels	3	6	0.14	AT	1			1
062 293602600	0.50	0	0	LDR	R-1H	Vacant lot	3	6	0.11		1			1

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
060 249300600	-	0	1	LDR	R-1H	Same owner owns both adjacent vacant parcels	3	6	0.11		1			1
060 249300500	-	0	1	LDR	R-1H	Same owner owns both adjacent vacant parcels	3	6	0.12		1			1
063 298602200	-	0	0	LDR	R-1H	New APN	3	6	0.12		1			1
063 298405300	-	0	1	LDR	R-1H	Vacant lot, property owner different from adjacent lots	3	6	0.12		1			1
058 224201624	-	0	1	LDR	R-1H	Vacant lot, Different owners from adjacent parcels	3	6	0.12		1			1
060 249307100	-	0	1	LDR	R-1H	Vacant lot, owner is different from adjacent properties	3	6	0.12		1			1
063 295203400	-	0	0	LDR	R-1H	Vacant lot	3	6	0.12		1			1
060 248902100	-	0	1	LDR	R-1H	Vacant lot, different owners from adjacent parcels	3	6	0.12		1			1
060 249001400	-	0	1	LDR	R-1H	Same property owner as adjacent vacant lot	3	6	0.12		1			1
061 257805200	-	0	1	LDR	R-1H	Vacant lot	3	6	0.12		1			1
063 298001900	-	0	0	LDR	R-1H	Vacant lot, different owner from adjacent lots	3	6	0.12		1			1
063 296305200	-	0	0	LDR	R-1H		3	6	0.12		1			1
063 299302300	-	0	1	LDR	R-1H	Vacant lot, different owners from adj lots, bought in 2014	3	6	0.12		1			1
060 248205100	-	0	0	LDR	R-1H	Vacant lot, different owner from all adjacent parcels	3	6	0.12		1			1
060 247902700	-	0	0	LDR	R-1H	Vacant lot, same owner as adjacent 1421 GLENDALE AVE	3	6	0.13		1			1
063 298405200	-	0	0	LDR	R-1H	Vacant lot, property owner different from adjacent lots	3	6	0.13		1			1
060 249001500	-	0	1	LDR	R-1H	Same property owner as adjacent vacant lot	3	6	0.13		1			1
061 258102500	-	0	0	LDR	R-1H		3	6	0.13		1			1
060 248304300	-	0	1	LDR	R-1H	Vacant lot outside of creek setback, different owner from adjacent parcel	3	6	0.13		1			1

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
058 224402501	-	0	0	LDR	R-1H	Vacant lot, different property owner from adjacent parcels	3	6	0.13		1			1
060 247801503	-	0	1	LDR	R-1H	Vacant lot	3	6	0.13		1			1
060 248505600	-	0	1	LDR	R-1H	Vacant lot	3	6	0.13		1			1
063 298804900	-	0	0	LDR	R-1H	Vacant lot, different owner from adj. lots	3	6	0.13		1			1
063 298804600	-	0	1	LDR	R-1H	Vacant lot, looks like formerly a structure on the site but since demo'd	3	6	0.14		1			1
063 314008700	-	0	0	LDR	R-1H	Vacant lot sold as part of 1040 Overlook Rd in 2021 to investor	3	6	0.14		1			1
063 297002700	-	0	0	LDR	R-1H	vacant lot, different owner from adj lots	3	6	0.14		1			1
063 295504001	-	0	1	LDR	R-1H	Steep topography, but still developable	3	6	0.14		1			1
063 298804400	-	0	1	LDR	R-1H	Vacant lot, owned by family member of adjacent lot 1152 KEITH AVE	3	6	0.14		1			1
062 290202100	-	0	0	LDR	R-1H	Vacant lot	3	6	0.14		1			1
060 248301600	-	0	1	LDR	R-1H		3	6	0.14		1			1
061 257804600	-	0	0	LDR	R-1H	Vacant lot	3	6	0.14		1			1
062 290002300	-	0	1	LDR	R-1H	Vacant lot	3	6	0.14		1			1
063 298505000	-	0	1	LDR	R-1H	Vacant lot sold in 2017	3	6	0.14		1			1
060 248400303	-	0	1	LDR	R-1H	Vacant lot, different owner from all adjacent parcels	3	6	0.15		1			1
060 249306700	-	0	1	LDR	R-1H	Same owner owns both adjacent vacant parcels	3	6	0.15		1			1
063 298503300	-	0	0	LDR	R-1H	Vacant lot, different owner from adjacent lots	3	6	0.15		1			1
060 249201703	-	0	1	LDR	R-1H	Vacant lot, different owners from all adjacent parcels	3	6	0.15		1			1
060 249200300	-	0	1	LDR	R-1H	Developable vacant lot, owned by same owner as adjacent 1427 Summit Rd.	3	6	0.15		1			1
060 246302100	-	0	0	LDR	R-1H		3	6	0.16		1			1
063 298000501	-	0	0	LDR	R-1H	Vacant lot, owner different from all adjacent lots	3	6	0.16		1			1
061 259804401	-	0	1	LDR	R-1H	Vacant lot	3	6	0.16		1			1
063 312002702	-	0	0	LDR	R-1H		3	6	0.16		1			1

Preliminary Opportunity Sites

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058 221102001	-	0	1	LDR	R-1H	Vacant lot, but different owner from adjacent parcels	3	6	0.16		1			1
060 249201704	-	0	1	LDR	R-1H	Vacant lot sold in 2017, different owners from adjacent parcels	3	6	0.16		1			1
063 314000900	-	0	0	LDR	R-1H	Vacant lot, different owner from adjacent lots	3	6	0.16		1			1
063 314002902	-	0	0	LDR	R-1H	Vacant lot, purchased by owner of adj lot 52 THE CRESCENT in Oct 2020	3	6	0.17		1			1
063 298504400	-	0	0	LDR	R-1H	Same owner as 1197 CRAGMONT AVE, sold in 2019	3	6	0.17		1			1
063 297404000	-	0	1	LDR	R-1H	Steep topography, but still developable	3	6	0.18		1			1
063 312006100	-	0	0	LDR	R-1H		3	6	0.19		1			1
063 298603900	-	0	0	LDR	R-1H	Vacant lot, same property owner as adjacent 2785 SHASTA RD sold in 2017	3	6	0.19		1			1
064 422900215	-	0	1	LDR	R-1H	Vacant lot	3	6	0.23		1			1
063 298305000	-	0	0	LDR	R-1H	Vacant lot, owner different from all adjacent lots	3	6	0.23		1			1
063 297806600	-	0	1	LDR	R-1H		3	6	0.26		2			2
063 316002202	-	0	0	LDR	R-1H	vacant lot, same owner as 40 Hill Rd across street	3	6	0.26		2			2
063 298000403	-	0	0	LDR	R-1H	Vacant lot, owned by family of 1120 STERLING AVE	3	6	0.27		2			2
063 311005302	-	0	1	LDR	R-1H	Lots of vegetation/ redwoods, but could be developable	3	6	0.27		2			2
063 312002603	-	0	0	LDR	R-1H		3	6	0.27		2			2
062 290100200	-	0	0	LDR	R-1H	Vacant lot	3	6	0.29		2			2
062 291403800	-	0	0	LDR	R-1H	Vacant lot; heavy vegetation	3	6	0.32		2			2
063 311010900	-	0	0	LDR	R-1H		3	6	0.33		2			2
061 257602305	-	0	1	LDR	R-1H	Vacant lot	3	6	0.33		2			2
059 228702000	-	0	1	MDR	R-2	Same owner as 1639 San Pablo	3	20	0.06		1			1
060 240200200	-	0	1	MDR	R-2	Surface parking lot, Reused 5th cycle	3	20	0.11		2			2
059 227700908	-	0	0	MDR	R-2	Vacant lot, Reused 5th Cycle, different property owner from all adjacent parcels	3	20	0.12		2			2

Preliminary Opportunity Sites

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057 201502403	-	0	1	MDR	R-2	Vacant lot, different owners from adj lots	3	20	0.13		3			3
055 184100500	-	0	0	MDR	R-2	vacant lot	3	20	0.14		3			3
057 201500900	-	0	1	MDR	R-2	Vacant lot	3	20	0.15		3			3
059 226302401	0.92	0	0	MDR	R-2A	Bank parking	1	25	0.40	H	10			10
057 207200600	0.43	73	0	MDR	R-2A	Rodeway Inn and single-story strip retail frontage	1	25	0.78		20			20
057 207302100	-	0	0	MDR	R-2A	Parking lot	2	25	0.12	L	3			3
060 242904400	-	0	0	MDR	R-2A	Immanuel Southern Baptist Church and parking lot	2	25	0.40		10			10
057 206300800	-	0	1	MDR	R-2A	Vacant lot used for parking, different owner from adjacent neighbors	3	25	0.11		3			3
053 160602500	-	0	1	MDR	R-2A	Vacant lot	3	25	0.11		3			3
053 159200900	0.48	121	0	MDR	R-2A	Vacant lot	3	25	0.11		3			3
057 207300101	-	0	0	MDR	R-2A	Parking lot	3	25	0.13		3			3
057 205102900	-	0	1	MDR	R-2A	Surface lot, different owner from adjacent parcels	3	25	0.14		4			4
055 182300500	-	0	1	MDR	R-2A	Vacant lot	3	25	0.16		4			4
057 205401201				MDR	R-2A	Parking Lot behind building	1	25	0.64		16			12
058 221101305	-	0	1	MDR	R-2H	Vacant lot, but different owners from adjacent parcels	3	13.6	0.14		2			2
057 208801500	-	0	0	HDR	R-3	Surface parking lot	1	40	0.25	AY	10			10
057 208901500	-	0	0	HDR	R-3	Public land, surface parking behind Bauman College	2	40	0.15	N	6			6
057 209200900	0.33	61	0	HDR	R-3	Marina Inn, motel with surface parking	2	40	0.40		16			16
057 209200600	-	0	1	HDR	R-3	Owned by 1912 Ninth St (adjacent to south)	3	40	0.08		3			3
057 209601201	-	0	1	HDR	R-3	Vacant parcel	3	40	0.13		5			5
057 209200700	0.24	76	0	HDR	R-3	single-family on large lot	3	40	0.16		6			6
055 183102500	0.29	71	0	HDR	R-3	Low slung medical office bldg	3	40	0.18		7			7
055 185000303	1.09	0	0	HDR	R-3H	Parking lot	3	70	0.26		18			18
056 199601203	0.52	54	0	HDR	R-4	Parking lot (Target)	1	75	1.50		112	112		

Preliminary Opportunity Sites

APN	Existing FAR	Bldg Age	Vacant	General Plan	Zoning	Comments	Priority	Average Density	Acres	Consol. Lot	Pot'l Units	< 80% AMI	80-120% AMI	> 120% AMI
058 218101905	0.12	0	0	HDR	R-4	1899 Oxford surface parking lot - not owned by UC	2	75	0.40		30			30
055 182202200	-	0	1	HDR	R-4	Parking lot	3	75	0.15		11			11
055 181601900	-	0	0	HDR	R-4	Vacant lot	3	75	0.12		9			9
056 196600600	0.13	108	0	HDR	R-4		3	75	0.14		10			10
055 188700800	-	0	1	HDR	R-S	Parking lot	3	200	0.14		28			28
055 188400204	0.18	0	0	HDR	R-S		3	200	0.17		34			34
055 188500102	0.56	0	0	RMU	R-SMU	Parking lot	1	200	0.27	AZ	54			54
055 188500201	0.20	0	0	RMU	R-SMU	Parking lot	1	200	0.30	AZ	60			60
055 187201100	3.95	0	0	RMU	R-SMU	Parking lot	3	200	0.17		33			33
TOTAL											9,032	3,785	2,398	2,845

Note on Consolidated Lots: Letter(s) are assigned to groups of adjoining parcels that can be consolidated. For example, parcels 1 and 2 may be Group A. Parcels 3-10 may be Group B, etc. Contiguous parcels with same owners would be assigned the same letter.

Preliminary Housing Goals and Policies

Goal A - Housing Affordability	
Berkeley residents should have access to quality housing at a range of housing options and prices. Housing is least affordable for people at the lowest income levels, especially those with extremely low income, and City resources should focus on this area of need.	
Policy	
H-1	Extremely Low, Very Low, Low and Moderate-Income Housing. Increase the number of housing units affordable to current and future Berkeley residents, especially those with lower income levels.
H-2	Funding Sources. Seek, advocate for, and develop additional sources of funds for permanently affordable housing, including housing for people with extremely low incomes and special needs.
H-3	Permanent Affordability. Ensure that below market rate rental housing remains affordable for the longest period that is economically and legally feasible.
H-4	Economic Diversity. Encourage mixed income housing developments through both regulatory requirements and incentives.
H-5	Rent Stabilization. Protect tenants from large rent increases, arbitrary evictions, hardship from relocation, and the loss of their homes.
H-6	Low-Income Homebuyers. Support efforts that provide opportunities for successful home ownership.
H-7	Berkeley Housing Authority. Continue working with the Housing Authority to make quality affordable housing opportunities available to Berkeley residents.

Goal B – Housing Preservation and Improvement	
Existing housing should be maintained and improved. The City promotes energy efficiency and electrification improvements in new and existing residential buildings in order to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions. Improvements that will prepare buildings for a major seismic event should be encouraged.	
Policy	
H-8	Maintain Housing. Maintain and preserve the existing supply of housing in the City.
H-9	Rental Housing Conservation and Condominium Conversion. Encourage the preservation of existing rental housing if and when rental housing undergoes condominium conversion.
H-10	Code Requirements. Enforce code requirements, and provide education, funding and incentives property owners, to ensure that existing housing meets health and safety standards.
H-11	Deterioration, Blight and Deferred Maintenance. Prevent blight and the deterioration of housing units resulting from deferred maintenance.
H-12	Seismic Reinforcement. Maintain housing supply and reduce the loss of life and property caused by earthquakes by incentivizing structural strengthening and hazard mitigation in Berkeley housing.
H-13	Resource Efficiency and Climate Resilience. Implement Berkeley’s Climate Action Plan to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions.

Goal C – Housing Production

Preliminary Housing Goals and Policies

Berkeley should provide adequate housing capacity to meet its current and future housing needs. New housing should be developed to expand housing opportunities and choices in Berkeley to meet the diverse needs of all socioeconomic segments of the community, and should be safe, healthy and resilient.	
Policy	
H-14	Publicly-Owned Sites. Encourage use of publicly owned or controlled sites for affordable housing and/or mixed-use residential projects with a substantial portion of affordable units.
H-15	Medium- and High-Density Zoning. Maintain sufficient land zoned for medium- and high-density residential development to allow sufficient new construction to meet Berkeley’s fair share of regional housing needs.
H-16	Transit-Oriented New Construction. Encourage construction of new high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
H-17	Accessory Dwelling Units. Encourage and facilitate addition of accessory dwelling units on properties with single-family and multi-unit homes.
H-18	Regional Housing Needs. Encourage adequate housing production to meet City needs and the City’s share of regional housing needs.
H-19	Monitoring Housing Element Progress. The City should continue to prepare annual Housing Element progress reports and present results of the review before the City Council, and make necessary and appropriate adjustments to programs and actions to achieve established objectives.
H-20	University of California. Urge the University of California to maximize the supply of appropriately located, affordable housing for its students and also to expand housing opportunities for faculty and staff.
H-21	Inter-Jurisdictional and Regional Coordination. Pursue opportunities to work with other jurisdictions and with ABAG to address issues of mutual interest and priority.

Goal D – Special Needs Housing and Homelessness Prevention	
Berkeley should expand the supply of housing for special needs groups, including housing affordable to those with extremely low incomes.	
Policy	
H-22	Homelessness and Crisis Prevention. Support programs and actions that prevent homelessness and other housing crises by making appropriate services available.
H-23	Homeless Housing. Seek solutions to the problems of individuals and families who are homeless, with the goal of first providing them with permanently affordable housing.
H-24	Family Housing. Support and encourage housing projects that include units affordable and suitable for households with children and large families.
H-25	Housing for Seniors. Support housing programs that increase the ability of senior households to remain in their homes or neighborhoods, and to offer other suitable affordable housing options.
H-26	Housing for People with Disabilities. Encourage provision of an adequate supply of suitable housing to meet the needs of people with disabilities, including developmental, behavioral health (mental health as well as alcohol and other drug dependence), and physical disabilities, as well as other medical conditions (such as HIV/AIDS).
H-27	Emergency Shelters and Transitional and Supportive Housing. Provide emergency shelter and transitional and supportive housing to homeless individuals and families, including people

Preliminary Housing Goals and Policies

	with mental, physical, and developmental disabilities, victims of domestic violence, youth, and seniors, as needed. The City’s ultimate priority for new homeless housing opportunities is permanent housing.
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Goal E – Affirmatively Furthering Fair Housing	
The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.	
Policy	
H-28	Fair Housing. Ensure compliance with federal, state, and local Fair Housing and anti-discrimination laws and ordinances and to affirmatively further fair housing for all, ensuring equal access to housing regardless of their special circumstances as protected by fair housing laws.
H-29	Accessible Housing. Promote housing mobility by exceeding the accessibility requirements of the ADA and California Title 24 Disabled Access Regulations, and by encouraging incorporation into new construction and rehabilitation the use of technologies and design features that create universal accessibility.
H-30	Affordable Accessible Housing. Encourage new construction and rehabilitation of accessible housing units that are permanently affordable, in particular to extremely low-income households.

Goal F – Governmental Constraints	
Berkeley should identify and mitigate barriers to the construction and improvement of housing.	
Policy	
H-31	Mitigate Governmental Constraints. Periodically review City fees and regulations to ensure that they do not unduly constrain housing development.
H-32	Streamlined Review Process. Provide for timely and coordinated processing of residential and mixed use development projects in order to minimize project holding costs.
H-33	Incentivize Affordable Housing. Provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Preliminary Housing Programs

HP-1 AFFORDABLE HOUSING BERKELEY

The Berkeley Housing Authority (BHA) was recently selected by HUD to be a Move to Work Agency (MTW) that allows for flexibility programmatically; the cohort for which BHA was selected is “Landlord Incentives” and will allow BHA to attract additional landlords to participate with BHA to house voucher holders in Berkeley. Some of the flexibilities include: 120% Payment Standard; one-month contract rent signing bonus for brand new landlords; and funds for accessibility unit modifications. Additional programmatic flexibilities will focus on expansion of the Project-based Section 8 program. BHA is currently working on the process, including future public hearings, to be able to fully implement these flexibilities, and it is expected that will happen by mid-2023.

Furthermore, the BHA Board has established a non-profit entity - Affordable Housing Berkeley, Inc. (AHB) – as the development arm of BHA to produce affordable housing units in Berkeley. BHA’s former low income public housing properties were sold to a developer in 2014, and those units were converted to Project-based Section 8. The proceeds from the sale will be used by AHB Inc. to develop the new units. The BHA board also serves as the Board of AHB and has just hired Mosaic Urban Development to assist with its Strategic Planning Process.

Specific Actions and Timeline	Complete Strategic Plan for Affordable Housing Berkeley Inc. by 2023
Lead Department(s)/Agency	BHA/AHB
Funding Source(s)	BHA Low Income Public Housing Disposition proceeds
AFFH	n/a
Policies Implemented	H-1, H-2, H-3, H-4, H-7, H-14, H-18

HP-2 HOUSING CHOICE VOUCHERS

BHA provides a range of rental housing assistance to very low income, and low income households through a number of programs, including Housing Choice Vouchers, Project-Based Section 8 Vouchers, and the Moderate Rehabilitation Program (SROs).

BHA also operates several Special Purpose Voucher programs including:

- Emergency Housing Vouchers (EHV): 51 EHVs awarded by HUD to house homeless households
- Mainstream Voucher Program: 91 vouchers to house non-elderly and disabled homeless or at-risk households
- Veterans Affairs Supportive Housing (VASH): 40 VASH vouchers for homeless veterans.

BHA provides all disabled households the opportunity to apply for Reasonable Accommodations so that they can fully participate in our programs. Some examples of Reasonable Accommodations include an extra bedroom for a 24-hour Live in Aide, or an extra room to store bulky medical equipment.

Specific Actions and Timeline	Continue to assist up to 2,000 households through: <ul style="list-style-type: none"> • Moderate Rehabilitation SRO Program – 98 units • Housing Choice Vouchers – 1,500 households (and growing) • Project-Based Vouchers – 400 households • Emergency Housing Vouchers – 51 households • Mainstream Voucher Program – 91 households • VASH – 40 households
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Preliminary Housing Programs

Lead Department(s)/Agency	BHA
Funding Source(s)	HUD
AFFH	<p>Housing Mobility; BHA will work to expand all areas of Berkeley with rental housing units.</p> <ul style="list-style-type: none"> • Provide targeted outreach to educate the community on Source of Income protection with the goal of increasing acceptance of HCVs in high resource areas • Increase baseline by 200 households by 2031
Policies Implemented	H-1, H-2, H-3, H-4, H-7, H-23, H-25, H-26, H-27, H-29, H-30

HP-3 CITYWIDE AFFORDABLE HOUSING REQUIREMENTS

The City is reviewing and revising the Citywide Affordable Housing Requirements to enhance the effectiveness of the program in delivering affordable housing, especially for extremely low-income households. These changes included:

- **Rate of Rent Increases:** Cap the annual rate of rent increases for the Citywide Affordable housing Requirements (AHR) using both Consumer Price Index (CPI) and Area Median Income (AMI). Currently rent increases are based on AMI alone. Recent trends have resulted in sharper increases in AMI due to a greater share of higher-income earners moving to the county rather than from increases in wages, resulting in the existing approach having unintended adverse impacts to tenants. While changes in CPI-U have traditionally been more stable than changes to AMI, this may change as we enter into a more inflationary cycle. The overall goal of this proposed program is to ensure that rent increases do not result in high housing cost burden or displacement of existing tenants.
- **Extremely Low Income Units:** Incentivize the provision of extremely low income (ELI, 30 percent of AMI) units by offering to low income units to voucher holders prior to other income eligible households.
- **In-Lieu Fee Based on Unit Size:** Establish a per-square-foot in-lieu fee, instead of the existing per-unit basis for fees.
- **Alternative Housing Types:** Consolidate requirements, including live/work units and group living accommodations.
- **In-Lieu Options for Compliance:** Add land dedication as a potential alternative to providing on-site units

Specific Actions and Timeline	<p>In 2022, amend Berkeley Municipal Code (BMC) Chapter 23.38, updating the citywide Affordable Housing Requirements (AHR) in the Zoning Ordinance.</p> <p>In 2022, adopt a Resolution addressing regulations for a voucher program and establishing an in-lieu fee pursuant to BMC Section 23.328.020(A)(2).</p>
Lead Department(s)/Agency	Planning

Preliminary Housing Programs

Funding Source(s)	General Fund; SB 2 Grant Funding; Enterprise Fund – Community Planning Fee
AFFH	Anti-Displacement and Tenant Protection New Opportunities in High Resource Areas Disproportionate Needs
Policies Implemented	H-2, H-3, H-4, H-6, H-18, H-31, H-33

HP-4 AFFORDABLE HOUSING OVERLAY

The City will explore the feasibility and effectiveness of an Affordable Housing Overlay Local Density Bonus to streamline approval of 100 percent affordable development projects and to increase achievable floor area and density through raised height limits, lot coverage, and floor area ratio (FAR) where applicable. As part of the Affordable Housing Overlay project, City staff will conduct targeted outreach in neighborhoods where the overlay would apply, including areas around downtown and the UC Berkeley campus, and along and adjacent to major commercial corridors.

Specific Actions and Timeline	By 2026, adopt Affordable Housing Overlay Density Bonus, concurrent with the residential financial feasibility study, Residential Design Standards, and the General Plan Land Use Element Update
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	New Opportunities in High Resource Areas
Policies Implemented	H-2, H-3, H-4, H-6, H-15, H-16, H-18, H-20, H-32, H-33

HP-5 PRESERVATION OF AT-RISK HOUSING

The City will monitor and take action to assist in preserving deed-restricted housing. There are over 2,300 deed restricted affordable rental units within the City of Berkeley. Three projects (92 units) are at risk for potential conversion to market-rate units between 2023 and 2033. These are Bonita House (2 affordable units), Lawrence Moore Manor (46 affordable units), and Stuart Pratt Manor (44 affordable units). These projects are subject to annual renewal of its project-based Section 8 certificates with HUD.

Specific Actions and Timeline	<ul style="list-style-type: none"> Continue to implement the City's affordable housing policies and administer the Housing Trust Fund and Small Sites Programs that subsidize both new affordable housing development and rehabilitation of existing projects to preserve and extend their affordability. Annually monitor status of the at-risk project with the goal of preserving the 92 at risk units Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low income use is filed. Notices must be filed three years, one year, and six months in advance of conversion. Pursue acquisition of the affordable units through Error! Reference source not found. should conversion to market rate housing
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Preliminary Housing Programs

Lead Department(s)/Agency	HHCS
Funding Source(s)	Housing Trust Fund
AFFH	Anti-Displacement and Tenant Protection
Policies Implemented	H-1, H-2, H-3, H-4, H-5, H-7

HP-6 REPLACEMENT HOUSING – DEMOLITION ORDINANCE

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. Specifically, AB 1397 requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

The City of Berkeley is currently working on a Demolition Ordinance in partnership with the Rent Board that goes beyond the protections afforded by State and Federal legislation. Once adopted, all future development projects will be subject to these regulations.

Specific Actions and Timeline	By December 2022, update the Zoning Code to address the replacement requirements.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	Anti-Displacement and Tenant Protection
Policies Implemented	H-4, H-5, H-8

HP-7 HOUSING CODE COMPLIANCE AND THE RENTAL HOUSING SAFETY PROGRAM – TENANT-OCCUPIED

The City’s Housing Code Compliance program focuses on tenant-occupied housing and is both complaint-driven and proactive program. The program responds to requests for service from tenants as well as conducts proactive inspections on a regular cycle. The City is currently working on expanding the proactive inspections program.

Specific Actions and Timeline	<ul style="list-style-type: none"> Hiring 5 new staff, specifically hiring 2 inspectors and 1 administrative staff person in 2022, and 2 additional inspectors in 2023 Complete the Housing Inspector Manual by 2022 Rewrite and adopt the Berkeley Housing Code by 2023 Long-term goal of the Rental Housing Safety Program is to inspect every building during a 5-year cycle
Lead Department(s)/Agency	Building and Safety
Funding Source(s)	Program Fees: Annual, Inspection Service and Penalty Fees. Place-Based Strategy for Neighborhood Improvements
AFFH	<Targeted neighborhoods, specific neighborhood outreach and actions/metrics>
Policies Implemented	H-8, H-10, H-11

Preliminary Housing Programs

HP-8 HOUSING CODE COMPLIANCE – OWNER-OCCUPIED

Currently there are 3 Neighborhood Services Code Enforcement (NSCE) officer staff in the CMO office, who work closely with 1 zoning code enforcement officer in Planning.

The City is in the process of updating its implementation of the Group Living Accommodations (GLAs) ordinance. Specifically, NSCE has created an online registry system for GLAs to register.

Moreover, NSCE leads on complex code enforcement cases that require multi-departmental response. NSCE is currently updating the protocols by which such cases are referred and handled, which will lead to more efficient response times.

Specific Actions and Timeline	<ul style="list-style-type: none"> Expand NSCE by one additional officer by 2023. Create an updated registry of GLAs by 2022. Revamp the process by which certain GLAs can apply to receive a functionally equivalent exemption from certain requirements of the GLA ordinance, as specified in the ordinance itself.
Lead Department(s)/Agency	City Manager’s Office – Neighborhood Service Code Enforcement (NSCE) Unit
Funding Source(s)	General Fund
AFFH	Place-Based Strategy for Neighborhood Improvements Neighborhood - Southside. Work with stakeholders and city staff to develop a process, with a targeted timeline to notify impacted GLAs by June 2022 and implement the new application by Sept 2022.
Policies Implemented	H-8, H-10, H-11

HP-9 LEAD-POISONING PREVENTION

The City of Berkeley’s Environmental Health Division will incorporate “Proactive Lead-Based Paint Inspections” as part of the Childhood Lead Prevention Program, and will continue documenting these types of inspectional activities in 2022. One of the main purposes of conducting proactive lead-based paint inspections is to satisfy State requirements as part of the CLPP program. These inspections (in coordination with city Housing Code Enforcement staff) also provide a community service by responding to tenant concerns, particularly those with toddlers and young children, about the presence of lead in their residential environment, especially where peeling lead paint has been identified. These inspections also provide documentation on lead levels in soil before and after any remediation. The process from start to finish usually takes approximately 30 days to complete.

Specific Actions and Timeline	<Specific actions that would improve the timeframe/process of inspections>
Lead Department(s)/Agency	HHCS – Environmental Health
Funding Source(s)	California Department of Public Health’s (CDPH) Childhood Lead Poisoning and Prevention Program (CLPP) Annual Grant
AFFH	Place-Based Strategy for Neighborhood Improvements

Preliminary Housing Programs

	Environmental Investigations will target neighborhoods which have been identified as having one or more cases of toddlers or young children with elevated blood lead levels, presumably linked to environmental sources
Policies Implemented	H-8, H-10, H-11

HP-10 HOUSING QUALITY STANDARDS

BHA implements HUD’s housing inspection protocol, called “Housing Quality Standards” to ensure safe and decent living conditions for Housing Choice Voucher holders. The program withholds rental subsidies to landlords if the property fails inspection twice, as an incentive for landlords to make repairs.

Specific Actions and Timeline	Ongoing
Lead Department(s)/Agency	BHA
Funding Source(s)	HUD
AFFH	Housing Mobility
Policies Implemented	H-7, H-8, H-10, H-11

HP-11 HOME MODIFICATION FOR ACCESSIBILITY AND SAFETY

The City partners with Rebuilding Together, Habitat for Humanity, and Center for Independent Living (CIL) to fund home modifications for lower income households. Both organizations bring volunteers and communities together to provide free repair services for low-income homeowners.

Specific Actions and Timeline	Assist home modifications for approximately 13 homes annually or 104 homes over eight years
Lead Department(s)/Agency	HHCS
Funding Source(s)	Rebuilding Together: General Fund Habitat for Humanity: CDBG Center for Independent Living: CDBG
AFFH	Housing Mobility Targeted outreach to areas identified by the California Tax Credit Allocation Committee (TCAC) map as low or moderate resource census tract.
Policies Implemented	H-8, H-10, H-11, H-29, H-30

Preliminary Housing Programs

HP-12 ACCESSIBLE HOUSING

The City promotes housing accessibility for persons with disabilities. The City also promotes its reasonable accommodation to property owners. The City also requires community-based organizations to conduct outreach throughout the community targeting the low and moderate income households, including seniors and people with disabilities, served by these programs.

BHA has a robust Reasonable Accommodation program for all of our program participants who are disabled – each time we conduct a new voucher holder intake, and in our annual recertification packets, our clients receive the Notice of Right to Request a Reasonable Accommodation, and a Form to Request a Reasonable Accommodation. All disabled households have the right to request a Reasonable Accommodation at any time, and BHA staff are trained to respond properly, adhering to Fair Housing Law.

All Project-based Voucher long term contracts have a requirement to adhere to current Section 504/ADA designs in the number of units.

	By 2026, encourage residential units to be developed with universal design and visitability principles in future PBV Master Contracts or exemptions for requiring a modified unit to be returned to its original state upon vacating the unit.
Specific Actions and Timeline	As part of BHA’s MTW application addressed in HP-1 Affordable Housing Berkeley, the fiscal flexibilities include the ability to spend up to \$500 per unit to help landlords pay for unit modifications. This benefit cannot be combined with the CIL program addressed in HP-11 Home Modification for Accessibility and Safety.
Lead Department(s)/Agency	BHA, Planning
Funding Source(s)	General Fund
AFFH	Housing Mobility
	Tenant Protection and Anti-Displacement
Policies Implemented	H-25, H-26, H-28, H-29

HP-13 SENIOR AND DISABLED HOME IMPROVEMENT LOAN PROGRAM

The purpose of the Senior and Disabled Home Rehabilitation Loan Program is to assist low income senior and disabled homeowners in repairing/modifying their homes, to eliminate conditions that pose a threat to their health and safety and to help preserve the City's housing inventory. Qualified borrowers can receive interest-free loans of up to \$100,000.

The building to be rehabilitated has to be located within the City of Berkeley boundaries. The property will contain no more than two units. Only the unit occupied by the senior or disabled homeowner is eligible to receive assistance.

Specific Actions and Timeline	Provide two interest-free loans up to \$100,000 annually for a total of 16 loans over eight years.
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Preliminary Housing Programs

Lead Department(s)/Agency	HHCS
Funding Source(s)	CalHome Reuse Account (program income) and CDBG
AFFH	Housing Mobility
Policies Implemented	H-25, H-26, H-28, H-29

HP-14 SEISMIC SAFETY AND PREPAREDNESS PROGRAMS

The City implements, and supports, a number of programs to address seismic preparedness:

- **Soft Story Program:** Continue program management for buildings newly added to the soft story inventory, as well as code enforcement for non-compliant soft story buildings subject to Berkeley Municipal Code Section 19.39. [Soft Story Ordinance (Ord. No. 7,318-N.S.) adopted December 3, 2013.]
- **Unreinforced Masonry (URM) Ordinance:** Continue code enforcement for non-compliant URM buildings subject to Berkeley Municipal Code Section 19.38. (Ord. 6604-NS § 2, 2000) as of November 15, 1991.
- **Retrofit Grants Program:** In early 2017, the City launched its first Retrofit Grants Program to incentivize individual property owners to retrofit their seismically vulnerable buildings. This groundbreaking program leveraged both federal and state hazard mitigation grant funding from FEMA and the California Governor’s Office of Emergency Services (CalOES) to reimburse property owners for a portion of their design and construction costs. In May 2020, the City received approval for additional hazard mitigation grant funding, enabling the City to launch a second round of the Retrofit Grants Program. The City will continue to seek additional hazard mitigation grant funding throughout 2023-2031, in an effort to provide further financial assistance to building owners, and encourage retrofit of additional Berkeley buildings.
- **Seismic Retrofit Transfer Tax Rebate Program:** This Program provides refunds of Berkeley transfer taxes for seismic upgrades to residential properties that are completed within one year of property transfer. Up to 1/3 of the base 1.5% transfer tax rate may be refunded on a dollar-for-dollar basis, for all expenses incurred on or after October 17, 1989, for seismic upgrades to residential property. This program applies to structures that are used exclusively for residential purposes, or any mixed-use structure that contains two or more dwelling units. Between 2013 and 2019, 702 rebates have been distributed, amounting to over \$4M.
- **Earthquake Brace and Bolt:** Earthquake Brace and Bolt, a program of the California Residential Mitigation Program, provides rebates of up to \$3,000 for homes that make qualifying seismic safety upgrades. For the first time, in 2022, this program will also provide grants for up to 100% of the costs for low-income homeowners. Berkeley is proactively making residents aware of and is utilizing the Brace and Bolt program, through news releases, distribution of flyers in the Permit Service Center, and workshops during annual registration to answer questions and encourage participation. The City actively promotes and tracks participation in the Earthquake Brace and Bolt rebate program.

Specific Actions and Timeline

- **Soft Story Program:** As of March 1, 2022, out of 360 soft-story buildings, 265 buildings (containing approximately 2,995 units) have complied with the soft story program requirements, and 35 soft story buildings (containing ~306 dwelling units) must still come into

Preliminary Housing Programs

compliance with mandatory retrofit requirements. Of the remaining 35 buildings, 8 owners have obtained building permits, 13 have applied for permits and 14 have yet to apply. Facilitate the compliance of the remaining 14 buildings by 2025. Identify additional buildings may be added to the inventory for improvements.

- **Unreinforced Masonry Ordinance:** Of the approximately 600 buildings originally included in the City’s unreinforced masonry (URM) inventory, roughly 99 percent have been seismically retrofitted, demolished or demonstrated to have adequate reinforcement. As of March 1, 2022, four buildings remain on the city’s URM list and are required to retrofit in order to avoid further penalties. Two of the four building owners have applied for retrofit permits, and two have expired permit applications. Facilitate the retrofitting of the remaining four building by 2025.
- **Provide Retrofit Grants** to 50 property owners by 2023.
- **Seismic Retrofit Transfer Tax Rebate Program:** Continue to issue building permit seismic upgrades and facilitate transfer tax rebates for qualifying properties.
- The City will continue to promote the **Earthquake Brace and Bolt program**, with the goal of helping at least 50 homeowners complete seismic retrofits and obtain rebates annually.

Lead Department(s)/Agency	Building and Safety
Funding Source(s)	Transfer Tax Rebate Program Retrofit Grants Program California Residential Mitigation Program
AFFH	Place-Based Strategy for Neighborhood Improvements Anti-Displacement and Tenant Protection <Targeted neighborhoods, specific neighborhood outreach and actions/metrics>
Policies Implemented	H-8, H-10, H-11, H-12

HP-15 BERKELEY PILOT CLIMATE EQUITY FUND

The Resilient Home Retrofit portion of the Berkeley Pilot Climate Equity Fund Program seeks to support building decarbonization that enhances resilience, supports occupants and reduces GHG emissions.

Many lower and moderate income (LMI) homes are in need of health, safety, efficiency, and electrification upgrades. While there are some resources to support these repairs for income qualified homes, it is difficult for low income residents to access multiple programs that have different application processes and eligibility requirements. The Resilient Home Retrofit aspect of the new Berkeley Pilot Climate Equity Fund Program seeks to demonstrate how retrofit funding available to income-qualified households can be combined with other programs to leverage greater benefits, and achieve meaningful home improvements for LMI residents.

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This initial funding (\$250,000) for this program will be used to retrofit approximately 15 LMI units (multi-family and single-family), and the hope is to get additional funding after this initial pilot funding is exhausted.

Specific Actions and Timeline	<ul style="list-style-type: none"> • Select contractor to establish and implement program in 2022 • Program implementation between 2022-2024, with the goal of retrofitting 15 low and moderate income homes. • Depending on program effectiveness, pursue additional funding to continue program.
Lead Department(s)/Agency	OSED
Funding Source(s)	City Council authorized \$600,000 from the General Fund in FY22 for the Berkeley Pilot Climate Equity Fund Program (2022-2024); \$250,000 of this fund will support resilient retrofits for LMI homes. Hopeful that additional funding will become available.
AFFH	Place-Based Strategy for Neighborhood Improvements Disproportionate Housing Needs Homes for this Program may be anywhere in Berkeley, but are most likely to be in formerly red-lined areas in south and west Berkeley. Goal with existing funding is to retrofit 15 low and moderate income homes between 2022-2024.
Policies Implemented	H-8, H-10, H-13

HP-16 BERKELEY EXISTING BUILDINGS ELECTRIFICATION (BEBE) STRATEGY

The BEBE Strategy identified home repair and maintenance needs that accompany building electrification as a major challenge to decarbonizing existing residential buildings in Berkeley. The strategy seeks to transition existing buildings in Berkeley from natural gas appliances to all-electric alternatives in a way that benefits all residents, especially members of historically marginalized communities. The strategy focuses on how to equitably electrify all of Berkeley's low-rise residential buildings.

Specific Actions and Timeline	<ul style="list-style-type: none"> • By 2023, complete Energy Equity for Renters Technical Assistance program with ACEEE and receive its research results. This is one implementation of BEBES that is tied to housing preservation. • Within two years of receiving research results, develop programs and policies that promote energy efficiency while protecting tenants from displacement. • By 2025, explore funding opportunities for equity programs, including integration of electrification measures into housing protection and preservation programs, such as the City's Senior and Disabled Home Loan Program or Section 8 housing voucher program.
Lead Department(s)/Agency	OESD
Funding Source(s)	General Fund ACEEE-funded program, with foundation support
AFFH	Place-Based Strategy for Neighborhood Improvements Disproportionate Housing Needs

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	Anti-Displacement and Tenant Protection Neighborhoods most targeted would be those with the largest proportion of renters in older buildings: Southside, central Berkeley, and west and south Berkeley. Goal with existing funding is to retrofit 15 low and moderate income homes between 2022-2024
Policies Implemented	H-8, H-10, H-13

HP-17 BUILDING EMISSIONS SAVING ORDINANCE (BESO)

Berkeley’s Building Emissions Saving Ordinance (BESO) requires building owners and homeowners, at the time of listing a property for sale, to complete and publicly report comprehensive energy assessments with tailored recommendations on how to save energy, eliminate fossil fuels and link building owners to incentive programs for energy efficiency and electrification upgrades.

Specific Actions and Timeline	On average, around 400 buildings complete BESO assessments each year. Requirements for building upgrades are anticipated in the next ordinance amendment in 2023-2025.
Lead Department(s)/Agency	OESD
Funding Source(s)	General Fund
AFFH	Place-Based Strategy for Neighborhood Improvements Disproportionate Housing Needs BESO applies to homes anywhere in the City of Berkeley; distribution of eligible homes is dependent on the geography of home listings.
Policies Implemented	H-8, H-10, H-13

HP-18 BAYREN SINGLE-FAMILY HOMES AND MULTI-FAMILY HOMES PROGRAMS

The City of Berkeley actively promotes participation in this technical assistance, rebate, and financing program for renovation projects improving health, comfort, utility costs, and resilience. Higher energy burdens have real implications on the health and wellbeing, and housing stability for families and individuals. These programs include energy efficiency measures that reduce energy burden on low and moderate income residents. BayREN provides technical assistance, rebates, financing for energy efficiency and electrification projects that are recommended by BESO assessments and currently promoted by Berkeley for voluntary upgrades. Berkeley tracks BayREN rebate receivers as a performance metric. The City has program influence and has been successful in recruiting participants for the program, particularly through BESO.

Specific Actions and Timeline	Continue to assist in recruiting participants to BayREN’s rebate programs through BESO and other outreach, with the goal of assisting at least 75 single-family homes and 125 multi-family dwelling units annually in receiving BayREN incentives for qualifying renovations (or 600 single-family homes and 1,000 multi-family dwelling units over eight years).
Lead Department(s)/Agency	OESD
Funding Source(s)	BayREN is funded by utility ratepayer funds through the California Public Utilities Commission, as well as other sources.

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AFFH	<ul style="list-style-type: none"> • Place-Based Strategy for Neighborhood Improvements • Disproportionate Housing Needs • Targets neighborhoods with the greatest proportion of homes in need of energy efficiency, health, and safety retrofits; most likely to be in areas with older, less maintained homes, such as Southside, central, west, and south Berkeley. Goal is to get 75% of total BayREN projects in these neighborhoods (so 450 single-family homes and 750 multi-family dwelling units over eight years)
Policies Implemented	H-8, H-10, H-13

HP-19 PRIORITY DEVELOPMENT AREAS (PDAS)

The City will be developing a San Pablo Avenue Corridor PDA Specific Plan, which will study potential zoning and General Plan amendments to increase allowed densities and development capacity and mechanisms to incentivize affordable housing. The specific plan process is anticipated to begin in summer 2022.

The City will also be pursuing zoning map and height amendments in the Southside Plan Area, which comprises a portion of the Telegraph PDA. These proposed zoning modifications are intended to increase housing capacity and production in the Southside through changes in a targeted number of zoning parameters: building heights, building footprints (including setbacks and lot coverage), parking, ground-floor residential use, and adjustments to the existing zoning district boundaries.

Specific Actions and Timeline	<p>During 2022-2024, develop San Pablo PDA Specific Plan. Conduct analysis, public and stakeholder engagement, and policy options, including zoning and General Plan amendments, with the goal of adopting Specific Plan summer 2025.</p> <p>By June 2023, complete Telegraph PDA/Southside Plan Area zoning map amendments and up-zoning.</p>
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund, ABAG/MTC PDA Planning Grant
AFFH	New Opportunities in High Resource Areas
Policies Implemented	H-15, H-16, H-18, H-20, H-21, H-31, H-33

HP-20 BART STATION AREA PLANNING

The City and the San Francisco Bay Area Rapid Transit District (BART) are collaborating to advance equitable transit-oriented development (TOD) at the Ashby and North Berkeley BART station areas. The development of the Ashby and the North Berkeley BART station sites is a multi-year, multi-phase process, including ongoing community engagement. The preliminary planning stage has focused on milestones outlined in the March 2020 MOU to prepare to issue Requests for Qualifications (RFQs) for potential developer teams for the two sites, anticipated in summer 2022. These milestones include: a provisional reservation by the City Council to reserve \$53 million of City affordable housing funding for the two sites (April 2021), adoption of zoning consistent with AB 2923 and a City-BART Joint Vision and Priorities document based on City and BART

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adopted policies and plans and a community process that included a Council-appointed Community Advisory Group.

Specific Actions and Timeline	By Summer 2022, adopt zoning and associated General Plan amendments consistent with AB 2923; adopt City – BART Joint Vision and Priorities for Transit-Oriented Development at the Ashby and North Berkeley BART Station Areas and certify EIR on these documents.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	Place-Based Strategy for Neighborhood Improvements BART’s TOD Performance Targets prioritize below market rate units for low and very low income households and transit dependent populations. Complete streets and active transportation improvements are underway at North Berkeley BART.
Policies Implemented	H-14, H-15, H-16, H-18, H-21, H-33

HP-21 MIDDLE HOUSING – INFILL HOUSING IN HIGH RESOURCE AREAS

The City shall review and amend the Zoning Code and applicable objective development standards to encourage and promote a mix of dwelling types and sizes, specifically to allow for two- to four-unit development on one lot, to encourage housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or experiencing high housing cost burden.

To facilitate middle housing while balancing the need for affordable units, the City will also introduce a reduced inclusionary housing fee for middle housing projects with less than 12,000 gross square feet (GSF), with a sliding scale increase for projects with floor areas between 0 and 12,000 GSF.

Specific Actions and Timeline	By Summer 2022, amend Affordable Housing Fee schedule. By Summer 2023, amend Zoning code to allow two- to four-unit development on one lot.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	New Opportunities in High Resource Areas Anti-Displacement and Tenant Protection Targeted outreach in lower density Residential districts: R-1, R-1A, R-2, R-2A, and MU-R
Policies Implemented	H-2, H-3, H-4, H-18, H-24, H-31, H-32, H-33

HP-22 ACCESSORY DWELLING UNITS

The City will continue to implement Chapter 23.306 of the Berkeley Municipal Code (Zoning) to allow accessory dwelling units by right Citywide. On January 8, 2022, the City adopted maximum ADU building heights of 20 feet in areas outside of the Very High Fire Severity Zones, which is more permissive than the

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State law requirement of 16 feet. The City will monitor the latest hazard and risk science and assessments for natural and manmade hazards in Berkeley. The City may modify ADU development standards based on changing understanding of conditions of risks and hazards.

The City will facilitate ADU production by:

- Prioritizing accessory dwelling unit permit applications;
- Promote ADU standards by including information on the City’s website and making fact sheets available at the City’s permit counter; and
- Providing one dedicated ADU planner to respond to questions and offering office hours and other educational programs for those interested in creating ADUs.

Specific Actions and Timeline	<ul style="list-style-type: none"> • Permit on average 100 ADUs or JADUs per year (800 ADUs or JADUs over eight years) • Provide contact info for ADU planner on ADU webpage • Update ADU webpage on a quarterly basis to ensure information addresses questions raised by applicants • Provide annual update on ADU permit progress to Planning Commission and City Council • Coordinate ADU policies with the Community Wildfire Protection Plan (CWPP) and Fire Department Standards of Coverage assessment.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	New Opportunities in High Resource Areas <Targeted neighborhoods, specific neighborhood outreach and actions/metrics>
Policies Implemented	H-8, H-17, H-18, H-19, H-32

HP-23 ADEQUATE SITES FOR RHNA AND MONITORING OF NO NET LOSS

The City of Berkeley has been allocated of 8,934 units (2,446 very low income, 1,408 low income, 1,416 moderate income, and 3,664 above moderate income units). Based on projected ADUs and entitled projects, the City has met 5,128 of its RHNA, with a remaining RHNA of 3,606 units (1,760 very low income; 716 low income; 1,101 moderate income; and 9 above moderate income units). Based on existing uses, zoning and development standards, the City has identified an inventory of sites with potential for redevelopment over the eight year planning period to accommodate 9,028 units (1,649 very low income, 1,649 low income, 2,886 moderate income, and 2,824 above moderate income units), adequate to address the remaining RHNA of 3,606 units.

To ensure that the City comply with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed use acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will

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develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers.
Specific Actions and Timeline	By Summer 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	New Opportunities in High Resource Areas
Policies Implemented	H-8, H-18, H-19

HP-24 1000 PERSON PLAN TO END HOMELESSNESS

The City of Berkeley is committed to addressing homelessness and HHCS is working on a large variety of new and potential homeless programs, including:

- Acquisition of the Golden Bear Inn for Project HomeKey;
- Leasing with the Rodeway Inn to provide sheltering for people currently living at People’s Park; and
- A drop-in center for the unhoused in People’s Park and Telegraph Ave district jointly funded by UC Berkeley

The City is also working to implement a new rental assistance program (“Shallow Subsidies”) for people who are unhoused but do not need supportive services, and the City is administering a County contract to place unhoused people in motels to provide respite from the streets.

Preliminary discussions are underway to assist Berkeley Food and Housing Project in acquiring Russell Street Residence.

Finally, the City is also assisting Larkin Street to purchase the property at 3404 King Street, currently owned by Fred Finch and operated as transitional housing for homeless youth, for the same purpose.

Specific Actions and Timeline	<ul style="list-style-type: none"> • Establish programs and services by the end of 2025 with the goal of assisting: • Increase capacity for housing the homeless by 43 beds/persons at Golden Bear Inn • Increase capacity for housing the homeless by 43 beds/persons at the Rodeway
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	<ul style="list-style-type: none"> • Serve an average of 15-25 unhoused persons the drop-in center daily • Maintain transitional housing for 12 transition aged youth at 3404 King Street
Lead Department(s)/Agency	HHCS and CMO
Funding Source(s)	Local (Measure P, general fund); State HomeKey; State Encampment Resolution Fund grant; City of Berkeley - University of California Settlement Payment funds
AFFH	Tenant Protection and Anti-Displacement Place Based Strategies for Neighborhood Improvement New Opportunities in High Resource Areas Housing Mobility
Policies Implemented	H-1, H-3, H-4, H-18, H-22, H-23, H-27

HP-25 SHELTER PLUS CARE – VOUCHER PROGRAM AND SUPPORTIVE SERVICES

The City continues to administer 300 Shelter Plus Care vouchers for the homeless, along with supportive services.

Specific Actions and Timeline	Enroll 10 new clients annually as vouchers become available due to existing clients exiting the program
Lead Department(s)/Agency	HHCS
Funding Source(s)	Federal S+C Funding
AFFH	Housing Mobility Tenant Protection and Anti-Displacement
Policies Implemented	H-1, H-4, H-22, H-23, H-27

HP-26 COMMUNITY AGENCY CONTRACTING

The City utilizes CDBG and local Measure P funding to contract with Community Based Organizations (CBOs) to provide supportive services. These services help stabilize households in rental assistance programs and to move unhoused community members into permanent supportive housing.

Specific Actions and Timeline	Provide rental assistance to 50-75 new households annually (or 400-600 new households over eight years)
Lead Department(s)/Agency	HHCS
Funding Source(s)	CDBG; local Measure P
AFFH	Tenant Protection and Anti-Displacement
Policies Implemented	H-1, H-2, H-3, H-23

HP-27 HOUSING FOR HOMELESS PERSONS WITH DISABILITIES

The City plans to provide local subsidy to Resources for Community Development (RCD) for a 119-unit very low income development for households earning between 10 and 50 percent AMI (Supportive Housing in

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People’s Park) with at least 50 percent of the units dedicated to previously unhoused residents with mental health conditions. This project has been allocated 27 Project-based Vouchers by BHA.

Specific Actions and Timeline	Assist in the development of a 119-unit very low-income housing project; begin construction in 2023/2024.
Lead Department(s)/Agency	HHCS Mental Health
Funding Source(s)	MSHA funding and others to be determined
AFFH	Tenant Protection and Anti-Displacement
Policies Implemented	H-1, H-3, H-4, H-20, H-22, H-23, H-26, H-28, H-29, H-30

HP-28 FAIR HOUSING OUTREACH AND ENFORCEMENT

The City contracts with ECHO Housing for Fair Housing services and ensure the public has access to information through the City's website, and other modes of communication, including newsletters and through local Community-Based Organization (CBO) partners. The City also partners with East Bay Community Law Center (EBCLC) to provide no cost legal advocacy help to low income tenants.

The City’s approach is to be collaborative with landlords through the Berkeley Property Owners Association (BPOA) to provide trainings to rental property owners.

Specific Actions and Timeline	<ul style="list-style-type: none"> • Continue to provide fair housing services to residents, landlords, and housing professionals. Specifically increase outreach and education to Homeowners Associations. • Conduct 9 education/training workshops annually for tenant-focused CBOs and property owner associations. • Provide annual 70 training sessions on fair housing rights and requirements to rental property owners. • Conduct 22 outreach events to inform Berkeley residents of their rights. • Conduct 10 tenant/landlord mediation sessions to resolve disputes and/or legal problems. • Conduct an Equity Study to target program marketing
Lead Department(s)/Agency	HHCS
Funding Source(s)	CDBG
AFFH	Fair Housing Outreach and Enforcement: ECHO is tasked with reaching specific target demographics including people with disabilities, female heads of households, homeless households, and chronically homeless households. Echo records income and demographic data for each client served to ensure the City is consistent with AFFH goals. ECHO’s counselor will respond to all inquiries and complaints from City of Berkeley regarding illegal housing discrimination based on race, sex, sexual orientation, gender identity, national origin, marital status, familial status, physical and mental disability, religion, source of income, and all other arbitrary forms (immigration status, LEP,

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personal characteristics) of discrimination as defined in state and federal fair housing law. ECHO will deliver services to any Berkeley renter who feels they have experienced illegal housing discrimination or any housing provider requiring education or training with regard to federal, state, and local fair housing laws and ordinances.

As a Qualified Fair Housing Enforcement Organization (QFHO), ECHO continues to coordinate and collaborate with cooperating attorneys, the Department of Housing and Urban Development, and the Department of Fair Employment and Housing on cases we have investigated and referred for litigation.

Policies Implemented	H-5, H-28
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HP-29 RENT STABILIZATION AND TENANT PROTECTION

The Rent Stabilization Board (RSB) works closely with other City departments to ensure that tenants are protected from retaliation when they complain about code violations and to assist landlords in following the requirements of the law when they need to temporarily relocate tenants in order to make repairs. The Board also assists with the enforcement of the Fair Housing Ordinance (BMC Section 13.30.050) by providing funding for the East Bay Community Law Center and the Eviction Defense Center, which provide legal services to the low-income community.

In March 2022, the Board proposed three amendments to the Rent Ordinance for Council to place on the November ballot. These amendments are designed to ensure that the Rent Ordinance better serve its purpose; namely the prevention of arbitrary, discriminatory or retaliatory evictions in order to maintain the diversity of the Berkeley community and to ensure compliance with legal obligations relating to the rental of housing.

The proposed amendments include an amendment to allow for rent control protections to attach to new units that were built as a result of demolition under Senate Bill 330; an amendment to expand eviction protections for tenant households that exceed the number of occupants allowed at the inception of the tenancy; and an elimination of City Council’s ability to exempt rent control from units when the vacancy rate reaches a certain level.

Specific Actions and Timeline	Proposed amendments to the Rent Stabilization and Eviction for Good Cause Ordinance for November 2022 ballot.
Lead Department(s)/Agency	RSB
Funding Source(s)	Fees
AFFH	Anti-Displacement and Tenant Protection
Policies Implemented	H-4, H-5, H-9, H-11, H-26

HP-30 TENANT SURVEY

The City has issued an RFP to conduct a Tenant Survey to gather a representative sample of tenants’ experiences in Berkeley today. The data collected will be used to ensure the City’s elected Rent Stabilization

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Board adopts legislation that promotes policies and services stated in the Berkeley Rent Ordinance. Based on data from Tenant Survey, the Board will make changes to the Rent Stabilization Ordinance.

Specific Actions and Timeline	Conduct Tenant Survey in Spring 2022 with summary of data to the Board by end of calendar year.
Lead Department(s)/Agency	RSB
Funding Source(s)	Fees
AFFH	Anti-Displacement and Tenant Protection
Policies Implemented	H-5, H-8

HP-31 HOUSING PREFERENCE POLICIES

Currently, the BHA Housing Choice Voucher waitlist provides preference points for households or families that—at the time of selection from the waiting list—reside in the City of Berkeley, or formerly resided in Berkeley, or include a member who works or has been hired to work in the jurisdiction. Use of this preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family.

The City is developing a housing preference policy to assist residents at-risk of displacement and those who have already been displaced to receive priority for new, local affordable housing units. The City intends for this policy to apply to units created via its HTF and BMR programs to the extent permissible by Fair Housing law.

Specific Actions and Timeline	By 2023, the City will adopt a housing preference policy. The City plans to conduct outreach on an ongoing basis, coordinate preferences with the Alameda County Housing Portal for applications, and collect data and monitor annually to assess impact.
Lead Department(s)/Agency	BHA and HHCS
Funding Source(s)	General Fund
AFFH	Anti-Displacement and Tenant Protection
Policies Implemented	H-1, H-7, H-28

HP-32 TENANT OPPORTUNITY TO PURCHASE ACT

TOPA is a policy that empowers tenants to determine the future of their housing when a rental property owner is ready to sell, by giving tenants the opportunity to collectively purchase the property they live in. It does this by creating legal rights for tenants to purchase or assign rights to an affordable housing developer, and providing technical assistance, education, and financing to help make these purchases possible. TOPA provides a way to stabilize existing housing for tenants and preserve affordable housing in Berkeley. It also creates pathways for tenants to become first-time homeowners and facilitates democratic residential ownership. TOPA will apply to all rental properties in Berkeley, subject to a number of exemptions:

- Any rental property comprised entirely of owner-occupied Rental Units, including any owner-occupied single-family dwelling
- Any Accessory Dwelling Unit (inclusive of any junior Accessory Dwelling Unit) located on the same

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parcel of an owner-occupied single-family dwelling or owner-occupied ADU

- Transfers to family members
- Transfers by inheritance

Owners of rental properties that are exempt can receive the benefit of TOPA incentives if they comply voluntarily with TOPA policies and procedures.

Specific Actions and Timeline	Adopt a TOPA Ordinance by <date>
Lead Department(s)/Agency	Office of the Mayor
Funding Source(s)	General Fund
AFFH	Anti-Displacement and Tenant Protection
Policies Implemented	H-3, H-4, H-6, H-8, H-28

HP-33 STREAMLINED PERMIT PROCESSES AND TIMELINES

Delays in processing development applications can increase the costs of development. The City plans to update its Planning and Building technology systems, including digital permitting software and inspections software, to move all applications and processes online and reduce time and cost for both the applicant and the City.

Specific Actions and Timeline	Conduct needs assessment, develop RFP for the Planning and Building technology systems, and hire consultant by December 2024. Complete scope of work within 24 months of executed contract.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	Not applicable
Policies Implemented	H-19, H-31, H-32

HP-34 BY-RIGHT APPROVAL ON REUSED SITES FOR AFFORDABLE HOUSING

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Code to provide by-right approval of housing development in which the project includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the Sixth Cycle Housing Element RHNA that represent “reused sites” from previous Housing Element cycles. The “reused” sites are specifically identified in the inventory and will be identified and monitored in a publicly accessible map.

Specific Actions and Timeline	<ul style="list-style-type: none"> • By January 2024, amend the Zoning Code to provide by-right approval of projects with 20 percent lower income units on sites that are reused from the previous Housing Element cycles. • By January 2024, create an additional GIS layer in the public facing Community Map portal to identify all Sites Inventory sites, with a color to identify the 18 reused sites that must be approved by-right for 20 percent lower income units. As projects are entitled,
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	permitted, and constructed, the GIS layer must be updated, by unit count and affordability categories.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	New Opportunities in High Resource Areas
Policies Implemented	H-1, H-3, H-4, H-6, H-18, H-19, H-31, H-32, H-33

HP-35 ZONING CODE AMENDMENTS FOR SPECIAL NEEDS HOUSING

The City will update the Zoning Code to align with required State laws:

- AB 101 – Low Barrier Navigation Center must be permitted by-right where multi-family residential land use is permitted
- AB 2162 – Supportive housing must be permitted by-right where multi-family and mixed-use residential development is permitted, if:
 - At least 25% of the units in a development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population; or
 - If the development consists of fewer than 12 units, then 100 percent of the units re restricted to residents in supportive housing who meet criteria of the target population
- Health and Safety Code Section 17021.5 – Any employee housing providing accommodations for six or fewer employees is deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing cannot be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

Specific Actions and Timeline	By 2024, review and adopt new zoning provisions to align land use standards with State law requirements for special needs housing.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	Housing Mobility
Policies Implemented	H-1, H-26, H-27, H-31, H-32

HP-36 ZONING CODE AMENDMENT TO FACILITATE HOUSING DEVELOPMENT

Currently, the Berkeley Zoning Code does not contain a minimum or maximum density standard expressed in “units per acre” for the majority of its residential and mixed-use zoning districts. While the zones have no density caps, a minimum density threshold can ensure adequate baseline capacity to meet RHNA targets and achieve Housing Element compliance.

Specific Actions and Timeline	By January 2024, as part of the Multi-Unit Residential Objective Standards project, minimum densities will be applied to all residential and mixed-use developments with five or more units.
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	By 2026, develop Objective Design Standards for residential and mixed use developments.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	Place-Based Strategy for Neighborhood Improvements New Opportunities in High Resource Areas
Policies Implemented	H-18, H-31, H-32

HP-37 PERMIT PROCESSING PROCEDURES

To provide additional transparency regarding project permit status, the City will maintain its permit tracking software so that permit status and completeness determination is available publicly and kept up-to-date.

In addition, in cases where CEQA exemption is recommended to the decision-making body, the determination of the level of environmental review is not clearly documented. The City will draft a template for completeness letters to include a preliminary CEQA level of environmental review determination.

	By 2024, the City will maintain its permit tracking software so that permit status and completeness determination is available publicly and kept up-to-date when CEQA and decisions are made.
Specific Actions and Timeline	By July 2022, the City will add a section in its completeness letter template regarding the preliminary determination for CEQA level of review.
Lead Department(s)/Agency	Planning
Funding Source(s)	General Fund
AFFH	n/a
Policies Implemented	H-31

BART Communications

(Received after 8am on April 6
and before 8am April 25)

Communication

From: Mary BehmSteinberg <marybehmsteinberg@gmail.com>
Sent: Wednesday, April 6, 2022 8:28 AM
To: Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>
Subject: North Berkeley BART planning

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, City Council members, and Mayor Arreguin:

I am a resident of Berkeley and am extremely concerned about the proposed zoning and the JVP document for the BART stations.

The JVP document proposes to create the greatest number of units in the shortest possible time, mostly market rate. This strategy is a giveaway to private developer profits and will do little for affordable housing. I urge you to revise the JVP to prioritize building the largest number of affordable units on these last parcels of public land available for housing, rather than rush to build market-rate housing. The smart way to do this would be to have multiple parcels of public land made available to land trusts so that all the housing could be permanently affordable, and to have right of return housing here, since Ohlone and black families were the first to be displaced, but it seems that “public-private ‘partnerships’” and profitability for corporate developers and BART have become the overwhelming priority here.

As drafted, the zoning requires a density that will result in huge 7-story or higher structures over most of North Berkeley BART. The mockup below shows the stark, un-liveable result of building at that scale in a low-rise

neighborhood. I urge you to support the proposed zoning of 7 stories maximum height, and to set density at 75 units per acre maximum (rather than minimum), which is in accordance with AB2923.

I would also urge you to consider that this is being built over an area that is at extreme seismic risk, particularly with the underground creek and need for a pumping station, and that the tiny roads surrounding it are not a good escape route in the event of a major earthquake or fire (which is also a major risk, even in the flats). Moreover, even if everyone was able-bodied and no one needed to haul tools for work, or kids, or groceries, that the roads surrounding the station don't have the necessary throughput for everyday life at that density, let alone evacuation. Before almost anyone had a car in China, there were bike jams on six lane highways. Simply getting on a bike isn't going to solve the extremely poorly thought-out safety risks for everyone, even if everyone could do it (and let's be clear: not everyone can). Multiple parking spaces for disabled residents and riders, as well as space for special bike designs used by disabled people are a must.

Of course, there's already a huge glut of so-called "market rate" housing in Berkeley, so many of these will probably just be out of scale eye sores that serve as money laundering vehicles and tax breaks for corporate developers trading across international borders, but it's still a lose-lose situation overdeveloping this spot: either we get more density than our infrastructure can ever handle, or we get half empty eyesores that we've wasted public funds on for the gain of very few wealthy individuals and loss of community who need housing the most now: the poor and working class.

Moreover, having so much "market-rate" housing just makes offering affordable housing that much harder, as what constitutes "poverty level" in reality careens ever further away from what HUD considers poverty level, making it less and less possible to subsidize the difference. Moreover, if the vast majority of Berkeley remains "yup-scale," the

already dwindling number of business that serve other than that demographic will continue to disappear as rents continue to rise, forcing people in positions that are lower to moderately paid out of town to buy simple things like groceries—which will, of course, necessitate more car trips as BART is poorly equipped to handle even the number of riders it would have, let alone things like groceries, and there are already problems with elevators and escalators on BART. According to BART’s own figures, they are already over capacity, and that only gets worse. It simply doesn’t work, even on paper, as it is now.

We also need to ensure that any and all buildings that go here have 2 elevators apiece in them, to reduce the risk of people with disabilities getting trapped in the upper levels, and that there is adequate parking for disabled people who need it. Further, we need to ensure minimum 10 foot setbacks from all streets for safe access for wheelchairs and strollers, and we need to keep green space available to try to mitigate the heat sink that overdevelopment is creating in the City. We should also have minimum 15 foot step backs above 2 floors and 20 feet step-backs above 3 floors, to ensure that buildings blend into the neighborhood on all sides and don’t shade solar panels on neighboring residences.

BART is often poorly accessible, with elevators frequently out of service. I wanted to take BART to 12th St. just last weekend and couldn’t over elevator issues there. The entrance and exit points at BART don’t recognize a walker and can easily take out fingers as well. I’ve become nervous about riding BART, because it’s so hard for me to ride safely, and I’m not the only one, and it becomes worse when there are no bathrooms available as many disabled people need access to them on short notice. The elimination of seating on the trains has also closed off my regular access for trains, so if I lived there, space for a car would be a must. This area is already far too dense to safely accommodate local disaster risks, and the infrastructure is too far behind. Here are BART’s own numbers about overcapacity: <https://www.bart.gov/sites/default/files/better-bart/RelievingCrowding2018.pdf?fbclid=IwAR11nVn7XBaYyQcbF8Hj7i>

[5yWghgWMKgyqwGZfpHTURtdsJO8P4ybfNiV7A](#)

Sadly, buses don't improve the situation much, as many drivers have told me that they will simply pass by stops when there are also homeless people there, and if their lifts aren't working and there is someone with a mobility device such as a wheelchair or walker, they also won't bother stopping. I used to get along solely on public transit. Now, I rarely use it, because it has become increasingly unreliable for me.

There has been a lot of misinformation about zoning requirements going around as well, including from the District 1 Councilmember's office, which is claiming that the lower density project proposed by the North Berkeley Neighborhood Association isn't possible. From BART's June 2021 Technical Guide, page 32

(https://www.bart.gov/sites/default/files/docs/BART_AB2923_FinalTechGuide_Full.pdf):

The law requires that all AB 2923 parcels (see "Property Subject to AB 2923" in Chapter 2) be zoned to allow for the residential densities identified in Exhibit 6. The baseline zoning standard for residential density is 75 dwelling units/acre (DU/acre), regardless of the Transit Oriented Development (TOD) Place Type. Therefore, all AB 2923 parcels must be zoned to allow for 75 DU/acre. However, jurisdictions are free to allow for greater residential densities, if desired.

Below are example residential zoning standards that would conform with AB 2923.

- Example 1: Minimum 30 DU/ acre, maximum 80 DU/ acre
- Example 2: Minimum 30 DU/ acre, no maximum
- Example 3: No minimum, **maximum of 75 DU/ acre** (emphasis added).

Finally, please take concrete steps to prevent a private developer from claiming huge sums of Berkeley's affordable housing funds as their own

contribution and thus giving them access to the state density bonus. This is outrageous, and must not happen. No public funds for private profit!

Sincerely,
Mary Behm-Steinberg
She/her pronouns

Communication

From: steve morris <sfmsss1919@gmail.com>
Sent: Wednesday, April 6, 2022 10:45 AM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Building apartments on North Berkeley Bart land

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I oppose any building on this land, because of more cars and less parking.

The neighborhood does not need an apartment building at this location.

The apartments built on 40th Street in Oakland are horrible. They are too expensive, ugly, and out of touch with the community. Presently most of the apartments are empty.

The best type of apartments and most successful for Berkeley has been Cooperative housing.

Thank you,

Steven Morris
1522 Buena Avenue
Berkeley, CA
94703

Communication

From: J

Sent: Wednesday, April 6, 2022 11:06 AM

To: All Council <council@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>

Subject: North Berkeley BART

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Mayor and Council Members,

I have been an environmentalist, non-driving Berkeley resident for over two decades, I now live steps away from the North Berkeley BART Station, and I am writing one more time to express my concern and dismay at the proposed development. If this land that already serves a progressive public purpose while maintaining a peaceful, community-friendly and sustainable environment that truly works for residents will be "fixed," please consider the following points:

1. **Revise the Joint Visions and Priorities (JVP)** document to **prioritize** building the largest number of **affordable** units, rather than rushing to build market-rate housing. North Berkeley and Ashby BART are **public land**, and should be used for affordable housing, not market-rate rentals that benefit BART and developers! Remember that we are not talking about housing that will allow residents to own their own home. It will only allow BART to collect rent for ever.

2. **Revise the proposed Zoning to set maximum density at 75 units per acre** at North Berkeley. The proposed zoning would allow massive, 10-story buildings at over 150 units per acre! Contrary to Councilmember Kesarwani's assertion, **a 75 unit/acre maximum is completely in compliance with AB2923**, according to both BART and the City.

3. **Ensure that City's affordable housing funds cannot be used by a private developer** to secure a density bonus. The City should not allow our tax dollars to be used by developers to secure density bonuses for their profit!

4. **Revise the draft zoning:**

A. **Prevent office, retail, and other commercial ground-floor mixed uses** at North Berkeley. The University Ave. merchants oppose retail at BART, and it wastes

space that can be used for housing. There is a glut of empty retail space on University Avenue and in other areas of the city. Hasn't anybody thought that that would be a better location for building high-rising urban housing complexes -instead of doing it in a low-rise quiet neighborhood where kids still play on the street?

- B. **Require 10-foot minimum setbacks at the ground level on all streets**, including Sacramento. This margin is essential for sunlight, trees, wheelchairs, strollers, bikes, and lines of bus passengers on Sacramento Street. The draft ordinance sets the minimum at only 5 feet.
- C. **Establish 15-foot minimum step-backs** above 2 floors and 20 feet step-backs above 3 floors, to ensure that buildings blend into the neighborhood on all sides and allow the flow of sunlight.

Thank you,

Julieta

Communication

From: mateo <mewlatt@gmail.com>
Sent: Wednesday, April 6, 2022 2:03 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Cc: All Council <council@cityofberkeley.info>
Subject: BART Zoning should maximize housing

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners:

Please ensure that we build as much housing as possible without delay, and please consider adjusting two important areas of the plan - the height and the ASHBY BART zoning map.

1) Zoning should maximize the housing allowed: Allow up to 8 stories (minimum) and up to 90 feet. This more flexible zoning height and number of stories would allow building designs to better respond to neighborhood context with step downs and without reducing the number of homes. The current zoning proposal uses the minimum number of stories required by AB 2923. Ashby BART west side can easily accommodate taller buildings.

2) We must activate the street and sidewalks. At Ashby BART, buildings must be built directly abutting on Adeline Street to create a vibrant and continuous, pedestrian-friendly building frontage and commercial experience. Unfortunately, the plan currently maintains the very poor design choice at Ashby BART of a lower driveway and plaza entrance on the west side. This is a critical mistake and must be corrected. Correct the zoning map to include this area in the zoning plan.

Sincerely,
Matthew Lewis
District 3
Berkeley Resident

Communication

From: Reynaldo <cruzinroseann@aol.com>

Sent: Wednesday, April 6, 2022 2:33 PM

To: Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>

Subject: Planning Commission PPT PDF Presentation 4.6.22

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Good afternoon,

I am planning on attending tonight's planning commission meeting and am forwarding my presentation. I am all for planned affordable housing and limiting the scope of the North Berkeley BART station project to a minimum of units and a low rise building.

Please consider our neighborhood's community feel. I have lived at 1461 Lincoln Street for thirty-two years and want my sons and their families to enjoy our warm and friendly neighborhood in the future.

Thank you,
Reynaldo Santa Cruz
1461 Lincoln Street

Attachment available until May 6, 2022

Low Rise, Low Density High Rise, High Density Affordable Housing Alternatives

By Reynaldo G. Santa Cruz, Jr
1461 Lincoln Street
rsantacruz2222@gmail.com

Our neighborhood – Serene, tree-lined, 1 & 2 story homes – Low Rise, Low Density



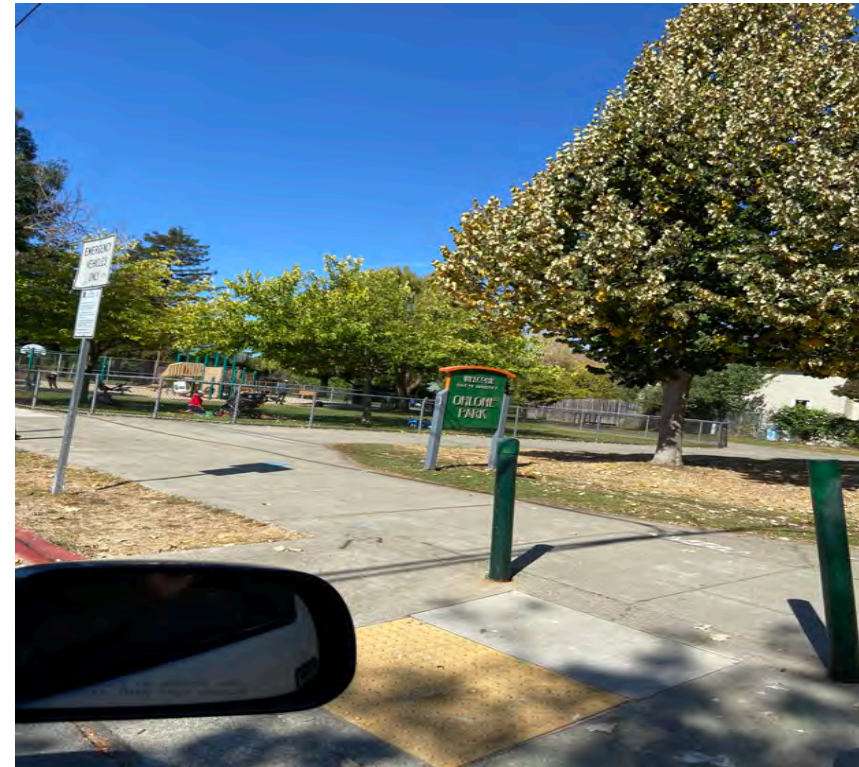
LEFT North Berkeley neighborhood, Sacramento facing Virginia Street near North Berkeley BART Station
RIGHT Ohlone Park near California Street

Our neighborhood – Quiet, Well-established family community – Low Rise, Low Density



LEFT North Berkeley neighborhood, entry to NB BART, Acton/Delaware Street
RIGHT Ohlone Park entry Sacramento/Delaware Street

Our neighborhood – Cooperative relations with City of Berkeley & BART – Low Rise, Low Density



LEFT North Berkeley neighborhood, Sacramento Street facing North Berkeley BART Station
RIGHT Ohlone Park on Delaware Street

Our City – Recent multi-level building, High Density, High Rise



LEFT New Marriott Hotel in Downtown Berkeley



RIGHT Apartments on Milvia Street near University Ave

Our City – Recent multi-level building, High Density, High Rise



LEFT High rise construction crane in downtown
RIGHT New high rise on University Avenue and Shattuck Blvd

Our City – Recent multi-level building, High Density, High Rise



LEFT Multi level parking structure on Addison near downtown Berkeley
RIGHT New construction on University Avenue

Our City – Recent multi-level building, High Density, High Rise



LEFT Downtown Skyline near Pacific Film Archive
RIGHT Construction of new building in downtown Berkeley

Our City – Recent multi-level building, High Density, High Rise



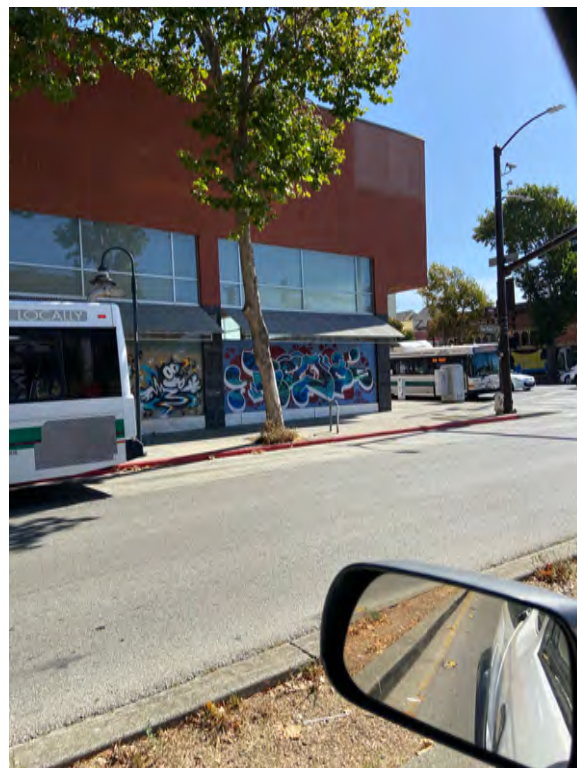
LEFT High rise UC Building, Delaware and Shattuck Blvd.
RIGHT New construction on Berkeley Way

Our City – Affordable Housing & Alternatives



LEFT Affordable Construction on San Pablo Ave and Addison
RIGHT Jones Berkeley Housing Units on San Pablo and Jones

Our City – Affordable Housing Alternatives



LEFT Housing Alternative at vacant Pet Smart building on San Pablo and University

RIGHT Housing Alternative at Halmar Clothes store on University Ave. near San Pablo Avenue

Our City – Affordable Housing Alternatives



LEFT Housing Alternative at vacant Svensson Auto building on San Pablo and Hearst
RIGHT Housing Alternative at vacant Midas Auto shop on San Pablo Avenue

Communication

From: Harvey Smith <harveysmithberkeley@yahoo.com>

Sent: Wednesday, April 6, 2022 2:50 PM

To: Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>

Subject: North Berkeley BART Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, City Council members, and Mayor Arreguin:

I am a resident of North Berkeley and am extremely concerned about the proposed zoning and the JVP document for the BART stations.

The JVP document proposes to create the greatest number of units in the shortest possible time, mostly market rate. This strategy is a giveaway to private developer profits and will do little for affordable housing. I urge you to revise the JVP to prioritize building the largest number of affordable units on these last parcels of public land available for housing, rather than rush to build market-rate housing.

As drafted, the zoning requires a density that will result in huge 7-story or higher structures over most of North Berkeley BART. A mockup shows the stark, unlivable result of building at that scale in a low-rise neighborhood. I urge you to support the proposed zoning of 7 stories maximum height, and to set density at 75 units per acre maximum (rather than minimum), which is in accordance with AB2923.

In addition, please take concrete steps to prevent a private developer from claiming huge sums of Berkeley's affordable housing funds as their own contribution and thus giving them access to the state density bonus. This is outrageous, and must not happen. No public funds for private profit!

We need truly affordable housing, not more trickle-down housing and displacement!

Sincerely,

Harvey Smith
1801 McGee Avenue

Communication

From: Jane McKinne-Mayer <jmckinnemayer@gmail.com>
Sent: Wednesday, April 6, 2022 2:52 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: URGENT--PLEASE READ TODAY: North Berkeley BART station zoning and JVP

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, City Council members, and Mayor Arreguin:

I am a resident of Berkeley and am extremely concerned about the proposed zoning and the JVP document for the BART stations.

The JVP document proposes to create the greatest number of units in the shortest possible time, mostly market rate. This strategy is a giveaway to private developer profits and will do little for affordable housing. I urge you to revise the JVP to prioritize building the largest number of affordable units on these last parcels of public land available for housing, rather than rush to build market-rate housing.

As drafted, the zoning requires a density that will result in huge 7-story or higher structures over most of North Berkeley BART. *As has been shown in urban housing projects going back decades (and this is a recapitulation of that mistake) this will create miserably crowded living conditions for both the new and existing residents. I predict that they will ultimately become dorms for UC. Further, with the accompanying shadowing and parking issues, they will substantially degrade the quality of life for all living in the towers and immediate vicinity (not to mention property values!).*

Please also consider that many of the existing residents have invested their lives and love in their houses, thinking that they would have a pleasant, peaceful, and livable situation for the rest of their lives--don't they count? They are the property taxpayers of the city! If you set up market rate housing, you will not be solving the housing problem; you'll just be inviting a new layer of wealthy individuals (or students with wealthy parents who will crowd the residences even more) and still closing out those who need it most, and on whom Berkeley depends for its schools and basic labor, and whom you say you care about.

I therefore urge you to support the proposed zoning of 7 stories maximum height, and to set density at 75 units per acre maximum (rather than minimum), which is in accordance with AB2923.

In addition, please take concrete steps to prevent a private developer from claiming huge sums of Berkeley's affordable housing funds as their own contribution and thus giving them access to the state density bonus. This is unethical and immoral and must be stopped. No public funds for private profit!

Sincerely,
Jane McKinne

Communication

From: Lauren Kay O'Brien <lkobrien@email.arizona.edu>

Sent: Wednesday, April 6, 2022 3:41 PM

To: Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>

Subject: Concerns Regarding Proposed Housing Construction at North Berkeley and Ashby BART Stations

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, City Council members, and Mayor Arreguin:

I am writing to express my concern about proposed housing construction at the North Berkeley and Ashby BART stations.

Berkeley prides itself on being a progressive, liberal, and green community concerned with social justice and equity. Proposed changes in zoning related to the proposed construction, as well as the specifications of the Joint Vision and Priorities (JVP) planning document, are anathema to Berkeley's stated mission to "promote an accessible, safe, healthy, environmentally sound and culturally rich city."

The existing neighborhoods around the proposed building sites consist of low-rise structures on tree-lined streets peopled by a diverse mixture of races, ethnicities, ages, and family groupings. The neighborhoods contain families and elders of color, as well as young professionals and their families. These are relatively safe and long-established neighborhoods.

The JVP proposal proposes building a large number of high-density, mostly market-rate units. This strategy prioritizes the interests of developers rather than the needs of the larger Berkeley community. The proposal largely ignores the need for affordable housing, and does not account for the effects of the development on surrounding neighborhoods.

The BART development projects as proposed do not appear to enhance the existing community and prioritize the health, safety, and accessibility of its residents. In fact, it appears to threaten them. It is for these reasons, as well as the standards outlined in State Assembly bill 2923 (AB2923), that I instead support building seven-story complexes consisting of 75 dwellings per acre, mainly dedicated to affordable and lower-than-market-rate housing. In addition to my own concerns, there is ample sociological research concerned with the urban environment indicating that high-rise, high-density living reduces feelings of community, the diversity of neighborhoods, and overall quality of life. At the same time, these conditions result in increased crime rates, crowding, noise levels, and neglect.

I strongly urge the City to consider the effects of the proposed development on the livability of surrounding neighborhoods and the larger Berkeley community by prioritizing lower-density affordable units over hurriedly-build high-density market-rate housing.

Local funding is often in short supply, especially in relation to ever increasing needs, and the urge to rely on private development for tax revenue is equally tempting. I hope, however, that the City considers the future when determining the fate of the last public lands in this area. Let the City's legacy be one in which it prioritizes the long-term health and vibrancy of the entire community, rather than the short-term monetary benefits offered by high-density, low-livability developments.

Sincerely,

Lauren O'Brien, Ph.D.

Communication

From: darlene holbrook <malomom@gmail.com>

Sent: Wednesday, April 6, 2022 4:12 PM

To: Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>

Subject: Proposed Housing Construction at North Berkeley and Ashby BART Station

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, City Council members, and Mayor Arreguin:

I am writing to express my concern about the proposed housing construction at the North Berkeley and Ashby BART stations.

Berkeley prides itself on being a progressive, liberal, and green community concerned with social justice and equity. Proposed changes in zoning related to the proposed construction, as well as the specifications of the Joint Vision and Priorities (JVP) planning document, are anathema to Berkeley's stated mission to "promote an accessible, safe, healthy, environmentally sound and culturally rich city."

The existing neighborhoods around the proposed building sites consist of low-rise structures on tree-lined streets peopled by a diverse mixture of races, ethnicities, ages, and family groupings. The neighborhoods contain families and elders of color, as well as young professionals and their families. These are relatively safe and long-established neighborhoods.

The JVP proposal proposes building a large number of high-density, mostly market-rate units. This strategy prioritizes the interests of developers rather than the needs of the larger Berkeley community. The proposal largely ignores the need for affordable housing, and does not account for the effects of the development on surrounding neighborhoods.

The BART development projects as proposed do not appear to enhance the existing community and prioritize the health, safety, and accessibility of its residents. In fact, it appears to threaten them. It is for these reasons, as well as the standards outlined in State Assembly bill 2923 (AB2923), that I support building seven-story complexes consisting of 75 dwellings per acre, mainly dedicated to affordable and lower-than-market-rate housing.

In addition to my own concerns, there is ample sociological research on the urban environment indicating that high-rise, high-density living reduces feelings of community, the diversity of neighborhoods, and overall quality of life. At the same time, these conditions result in increased crime rates, crowding, noise levels, and neglect.

I strongly urge the City to consider the effects of the proposed development on the livability of surrounding neighborhoods, and the larger Berkeley community, by prioritizing lower-density affordable units over hurriedly-build high-density market-rate housing.

Local funding is often in short supply, especially in relation to ever increasing needs, and the urge to rely on private development for tax revenue is equally tempting. I hope, however, that the City considers the future when determining the fate of the last public lands in this area. Let the City's legacy be one in which it prioritizes the long-term health and vibrancy of the entire community, rather than the short-term monetary benefits offered by high-density, low-livability developments.

Sincerely,

Susan Holbrook

Communication

From: MICHAEL CAPLAN <michaelcaplan@comcast.net>
Sent: Wednesday, April 6, 2022 4:14 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Cc: All Council <council@cityofberkeley.info>; City Clerk <clerk@cityofberkeley.info>
Subject: Zoning at Ashby BART

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners:

I am a long time South Berkeley resident and Ashby BART neighbor. As you consider making Zoning and General Plan Amendments pertaining to development at the Ashby BART Station I ask you to consider making a couple very important adjustments to the current proposals:

1) ZONING SHOULD ALLOW UP TO 8 STORIES AND UP TO 90 FEET IN HEIGHT: More flexibility in the allowed height and the number of stories would encourage building designs that respond better to neighborhood context by allowing for step downs without losing housing units. The current zoning proposal uses the minimum number of stories required by AB 2923.a. That needs to be corrected.

2) STREETS AND SIDEWALKS SHOULD BE ACTIVATED TO SUPPORT THE LORIN DISTRICT COMMERCIAL AREA AND NEIGHBORHOOD. The original BART Station development uprooted a vibrant and historic commercial district that provided important jobs and services to the community along a contiguous street frontage. The neighborhood has never recovered from this this loss which was a huge urban design mistake. Current ground floor businesses and services in the Lorin District have continually suffered from low density and structural isolation stemming from wide streets and non-contiguous ground floor activity. This was all documented in detail early in the Adeline Corridor Planning Process. NEW DEVELOPMENT AT ASHBY BART PROVIDES A UNIQUE OPPORTUNITY TO ACTIVATE THOSE STREETS AND SIDEWALKS. At Ashby BART, buildings must be built directly abutting on Adeline Street to create a vibrant and continuous, pedestrian-friendly building frontage and commercial experience. Unfortunately, the plan currently maintains the very poor design choice at Ashby BART of a lower driveway and plaza entrance on the west side. This is a critical mistake and must be corrected.

Thank you very much.
Sincerely,

Michael Caplan

Communication

From: Lois F Smith <smithlfran@gmail.com>
Sent: Wednesday, April 6, 2022 4:18 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Tonight's meeting

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear A. Pearson,

I live directly across from the North Berkeley Bart station, on Acton St. I am writing to urge you and the City Council to please consider the following as you decide something so momentous as the building on the site of the North Berkeley Bart station. What you do will affect the people and character of this city forever.

1. Revise the JVP so that it prioritizes building as many affordable units as possible. North Berkeley and Ashby Bart stations are the last large parcels of public land in Berkeley. There is plenty of market-rate housing available or being built already. You (we) have a chance to actually benefit people in need, not developers and Bart.
2. Please, please revise the proposed zoning. It is wrong, and Rashi is wrong in saying that it cannot be changed. Set maximum density at 75 units per acre at North Berkeley Bart. This meets the requirements of AB2923. It is also grossly out of character for the neighborhood to build tall, large buildings that would dwarf all surrounding structures, not to mention everything else existing in Berkeley.
3. Please take care to ensure that Berkeley's affordable housing funds cannot be used by a private developer to secure a huge density bonus. How cynical to allow our tax dollars to get bonuses for developers!
4.
 - a. Revise the draft zoning by not allowing retail and commercial use of the ground floor at North Berkeley Bart. This is not only opposed by the merchants of University Ave., but we can see that throughout the city there is already much empty, unleased and unused space of precisely this type.
 - b. Require at least 10-foot setbacks at ground level on all streets. This is really the minimum needed for pedestrians, wheelchairs, etc.
 - c. Require 15-foot step-backs above 2 floors and 20-foot step-backs above 3.

I will not be able to attend tonight's meeting, but I have come to many others in-person or via zoom since this process began. Most people who actually live in the Bart neighborhood are unhappy about the way this project seems to be going, yet we have accepted that some plan will be going forward. We are just concerned that the needs of the neighborhood and the people who actually own property and live there are not being duly considered. We are also glad

to see it go ahead if it is a plan that helps Berkeley become a better city: a city that prioritizes affordable housing over profits for the few and maintains character that has made Berkeley a wonderful place to live.

Sincerely,
Lois F. Smith

Communication

From: michael@mfrantz.com <mfrantz@sonic.net>

Sent: Wednesday, April 6, 2022 5:33 PM

To: All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>

Subject: BART redevelopment input

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear City Council, Mayor & Ms. Pearson,

As a 35+ year resident of Berkeley, I am writing to advocate for BART parking redevelopment that fits in with the neighborhood AND achieves various City objectives. My understanding of the current drafts of the JVP document and draft zoning revisions do not reasonably achieve these goals. The MacArthur BART style redevelopment is questionable for Ashby and a complete disaster for N. Berkeley station. Please do not let this possibility occur. Specifically, please consider and implement the following revisions to the current drafts of the operative documents:

1. **Revise the Joint Visions and Priorities (JVP) document to prioritize** building the largest number of **affordable** units, rather than rushing to build market-rate housing. North Berkeley and Ashby BART are the city's last large parcels of **public land**, and should be used for affordable housing, not market-rate rentals that benefit BART and developers!
2. **Revise the proposed Zoning to set maximum density at 75 units per acre** at North Berkeley, which meets the requirements of AB2923. The proposed zoning would allow massive, 10-story buildings at over 150 units per acre!
3. **Ensure that City's affordable housing funds cannot be used by a private developer** to secure a huge density bonus. The City should not allow our tax dollars to be used by developers to secure density bonuses!
4. **Revise the draft zoning:**
 - A. **Prevent office, retail, and other commercial ground-floor mixed uses** at North Berkeley. The University Ave. merchants oppose retail at BART, and it wastes space that can be used for housing or community services. There is a glut of empty retail space on University Avenue and in other areas of the city.
 - B. **Require 10-foot minimum setbacks at the ground level on all streets**, including Sacramento. This margin is essential for trees, wheelchairs, strollers, bikes, and lines of bus passengers on Sacramento Street. The draft ordinance sets the minimum at only 5 feet.
 - C. **Establish 15-foot minimum step-backs** above 2 floors and 20 feet step-backs above 3 floors, to ensure that buildings blend into the neighborhood on all sides.

Michael Frantz
michael@mfrantz.com

Communication

From: Barbara Fisher <barbara.fisher2000@gmail.com>

Sent: Wednesday, April 6, 2022 5:34 PM

To: Pearson, Alene <apearson@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>

Subject: Planning Commission

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I am unable to attend the zoom meeting tonight, Wed. April 6, 2022. However, I concur with NBNA on the following **important** points:

1. **Revise the Joint Visions and Priorities (JVP)** document to build the largest number of **affordable** units, rather than rushing to build market-rate housing. North Berkeley and Ashby BART are public land, and should be used for affordable housing, not market-rate rentals that benefit BART and developers!
2. **Revise the proposed Zoning to set maximum density at 75 units per acre** at North Berkeley. The proposed zoning would allow massive, 10-story buildings at over 150 units per acre! Contrary to Councilmember Kesarwani's assertion, **a 75 unit/acre maximum is completely in compliance with AB2923**, according to both BART and the City.
3. **Ensure that City's affordable housing funds cannot be used by a private developer** to secure a density bonus. The City should not allow our tax dollars to be used by developers to secure density bonuses for their profit!
4. **Revise the draft zoning:**
 - A. **Prevent office, retail, and other commercial ground-floor mixed uses** at North Berkeley. The University Ave. merchants oppose retail at BART, and it wastes space that can be used for housing or community services. There is a glut of empty retail space on University Avenue and in other areas of the city.
 - B. **Require 10-foot minimum setbacks at the ground level on all streets**, including Sacramento. This margin is essential for trees and plantings, wheelchairs, strollers and lines of bus passengers on Sacramento Street. The draft ordinance sets the minimum at only 5 feet.
 - C. **Establish 15-foot minimum step-backs** above 2 floors and 20 feet step-backs above 3 floors, to ensure that buildings blend into the neighborhood on all sides.

And in my own words, I would like to remind you of the promise made to the neighborhood (I live near North Berkeley BART) that development would be contextual. If you haven't visited the site of North Berkeley BART, please do come and take a look - it is a neighborhood of one and two story homes and duplexes. There are also many yards/plantings, very good for the climate!

Barbara Fisher

Communication

From: Mary Lawrence Hicks <mlhicks2003@yahoo.com>
Sent: Wednesday, April 6, 2022 6:44 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Development of North Berkeley BART parking lots

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Please consider the suggestions below as planning for this important and vital development project enters its next phase:

1. Revise the Joint Visions and Priorities (JVP) document to prioritize building the largest number of affordable units, rather than rushing to build market-rate housing. North Berkeley and Ashby BART are public land, and should be used for affordable housing, not market-rate rentals that benefit BART and developers!

2. Revise the proposed Zoning to set maximum density at 75 units per acre at North Berkeley. The proposed zoning would allow massive, 10-story buildings at over 150 units per acre! Contrary to Councilmember Kesarwani's assertion, **a 75 unit/acre maximum is completely in compliance with AB2923**, according to both BART and the City.

3. Ensure that City's affordable housing funds cannot be used by a private developer to secure a density bonus. The City should not allow our tax dollars to be used by developers to secure density bonuses for their profit!

4. Revise the draft zoning:

- A. **Prevent office, retail, and other commercial ground-floor mixed uses** at North Berkeley. The University Ave. merchants oppose retail at BART, and it wastes space that can be used for housing or community services. There is a glut of empty retail space on University Avenue and in other areas of the city.
- B. **Require 10-foot minimum setbacks at the ground level on all streets**, including Sacramento. This margin is essential for trees, wheelchairs, strollers, bikes, and lines of bus passengers on Sacramento Street. The draft ordinance sets the minimum at only 5 feet.
- C. **Establish 15-foot minimum step-backs** above 2 floors and 20 feet step-backs above 3 floors, to ensure that buildings blend into the neighborhood on all sides.

Thank you!
Mary Lawrence Hicks

Sent from my iPhone

Communication

From: Bereket Abraham <babraham42@gmail.com>
Sent: Thursday, April 7, 2022 3:39 PM
To: Covello, Zoe; All Council; Berkeley Mayor's Office
Subject: More homes, and more stories, needed at BART

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We have a generational opportunity to decide how many stories of housing can be built directly on top of BART, and we must not squander the chance to build as many homes in these important transit hubs as possible. The environmental and equity benefits of building homes where people can live car-free near jobs, schooling, and other resources are difficult to overstate. Let's house as many people at Ashby and North Berkeley BART stations as possible!

To that end, please zone for at least 12 stories over these two BART stations. The EIR found 12 stories to be environmentally preferable to 7 – and it's clear that the more housing we build at BART stops, the better it will be for the environment.

We're in both a housing crisis and a climate crisis. We need to house people where they can reduce their vehicle miles traveled, and we need to house as many people as possible. It's the equitable and sustainable thing to do.

Sincerely,
Bereket Abraham

Communication

From: Andrea Altschuler <andreaaltschuler@gmail.com>
Sent: Monday, April 11, 2022 8:47 PM
To: Shen, Alisa; All Council; Berkeley Mayor's Office; Covello, Zoe
Subject: At least 12 stories of development at North Berkeley BART? Was negative health impact on potential residents considered?

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Ms. Shen, Ms. Covello, Mayor, and City Council Members - I'm aware of numerous occurrences when various Berkeley commissions have rejected the recommendations of city staff - staff who are highly educated in, and dedicated to their professions. I am far beyond sorry to see that this was the case again with zoning at the North Berkeley BART station.

As a long-time Berkeley resident, I am highly disappointed, though not entirely surprised, that the planning commission rejected the city of Berkeley planners' recommendations for a maximum of seven stories of development. I'm not aware of all the arguments that were brought before the planning commission and elected officials to support seven stories or less of development, but was the health impact of living in a tall tower part of the discussion? During this ongoing pandemic of loneliness and social isolation that carries negative physical health impacts <https://www.chcf.org/blog/pandemic-loneliness>, there is evidence that living in tall towers can exacerbate these key issues related to well-being <https://theconversation.com/its-time-to-recognise-how-harmful-high-rise-living-can-be-for-residents-87209>, <https://www.theage.com.au/national/victoria/highrise-apartments-are-bad-to-live-in-and-bad-for-society-says-respected-architect-20160829-gr39nf.html>

There's also evidence that higher buildings can negatively impact EMS response time <https://pubmed.ncbi.nlm.nih.gov/16036822/> And for the record, please remember that the Pruitt-Igoe buildings, that were a colossal failure of urban design, and ultimately torn down, were only 11 stories high <https://www.theguardian.com/cities/2015/apr/22/pruitt-igoe-high-rise-urban-america-history-cities>

From the article above:

Even today, when our eyes have supposedly grown accustomed to all manner of developments meant to shock us with their sheer incongruity, aerial photographs of the Pruitt-Igoe complex give you pause. There it stands, like a poor man's **Ville Radieuse**, on 23 freshly cleared hectares of St Louis's existing urban fabric, looking utterly alien to the miles of low-rise 19th and early 20th-century brick structures surrounding it.

There are still many under- and undeveloped lots in Berkeley to address the very real housing crisis that we face. But to put **at least** a twelve story tower in the midst of a neighborhood fully comprised of one- to two story dwellings turns its back on the profession and history of city planning and common sense. Even in downtown Oakland, along Broadway, the vast majority of brand new apartment buildings are no more than six or seven stories.

Mayor and Council Members, do better, be responsible stewards of public land and the surrounding community, and listen to the professionals who have studied these issues and problems and know what they're talking about.

Sincerely, Andrea Altschuler

Communication

From: David Jackson <dave@jacksonofalltrades.net>
Sent: Tuesday, April 12, 2022 8:37 PM
To: Covello, Zoe; All Council; Berkeley Mayor's Office
Subject: YES to new neighbors ASAP

Follow Up Flag: Follow up
Flag Status: Completed

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Mayor, councilmembers, and planning commission:

I live in the next town over in Oakland, and I work, shop, and visit friends in Berkeley, and the high cost of housing due to bad policies everywhere raises my cost of living and causes my friends to leave the area.

Please approve the zoning, JVP, and EIR for Berkeley's BART stations so we can move forward and make North Berkeley BART a place people can call home.

The only thing that could be improved in the zoning is height: I think we should go higher. Given the widespread suffering caused by our housing and climate crises we have a responsibility to house as many people as possible in transit-rich areas. Higher height limits also mean the building form can step down and be shorter at the edges, which is a preference many residents share. Eight, twelve, twenty stories are fine with me.

I support BART's plan to prescribe a maximum of 200 parking spots at North Berkeley BART. Parking spots take space away from housing and discourage alternative modes of transit.

Please speedily approve the zoning, JVP, and EIR for Berkeley's BART stations!

Thank you for your consideration,

Dave Jackson

2942 California Street,

Oakland, CA 94602

Communication

From: maris1000@aol.com <maris1000@aol.com>
Sent: Thursday, April 14, 2022 11:51 AM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: North Berk.BART

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, City Council members, and Mayor Arreguin:

You are doing it again, creating another ugly monster building that will do very to provide below market rate housing that is so badly needed, or add to the beauty of the neighborhood.

From mock-ups I've seen, the proposed housing is another charmless, too tall project adding to the ugliness you've created in Berkeley. You should all take some courses in aesthetics.

I am extremely concerned about the proposed zoning and the JVP document for the BART stations.

The JVP document proposes to create the greatest number of units in the shortest possible time, **mostly market rate**. This strategy is a giveaway to private developer profits and will do little for affordable housing. I urge you to revise the JVP to prioritize building the largest number of affordable units on these last parcels of public land available for housing, rather than rush to build market-rate housing.

As drafted, the zoning requires a density that will result in huge 7-story or higher structures over most of North Berkeley BART. The mockup below shows the stark, unlivable result of building at that scale in a low-rise neighborhood. I urge you to support the proposed zoning of 7 stories maximum height, and to set density at 75 units per acre maximum (rather than minimum), which is in accordance with AB2923.

In addition, please take concrete steps to prevent a private developer from claiming huge sums of Berkeley's affordable housing funds as their own contribution and thus giving them access to the state density bonus. This is outrageous, and must not happen. No public funds for private profit!

Sincerely,
Maris Arnold
94703