

HOUSING ELEMENT UPDATE

6th Cycle 2023-2031

Rent Stabilization Board

November 18, 2021



Agenda

1. The Berkeley General Plan
2. Housing Element Overview
3. Regional Housing Needs Allocation (RHNA)
 - Berkeley RHNA 5th Cycle and 6th Cycle
 - RHNA & Sites Inventory
 - Four Income categories
4. Sites Inventory
5. Housing Considerations
6. 6th Cycle Housing Element Update Process
7. Discussion

The Berkeley General Plan is a comprehensive and long-range statement of priorities and values developed to guide public decision-making in future years.

All land use approvals and decisions must be consistent with the goals, objectives, and policies of the General Plan.

The Berkeley General Plan contains the following “Elements”:

1. Land Use
2. Transportation
3. **Housing** ← We are here
4. Disaster Preparedness and Safety
5. Open Space and Recreation
6. Environmental Management
7. Economic Development and Employment
8. Urban Design and Preservation
9. Citizen Participation



**Required Element
of the General Plan**

**Plan for Regional Housing
Needs Allocation (RHNA)**

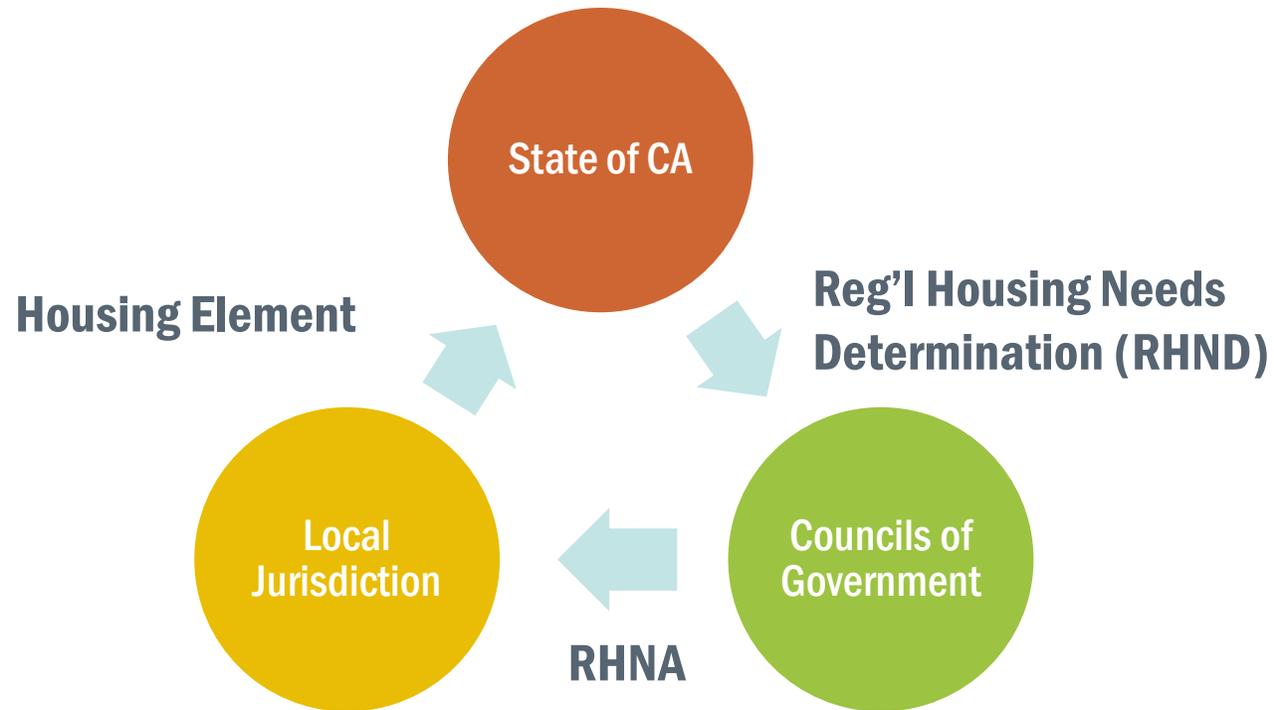
**Must be updated every 8 years
and certified by HCD**

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

**Statutory deadline is
January 31, 2023**



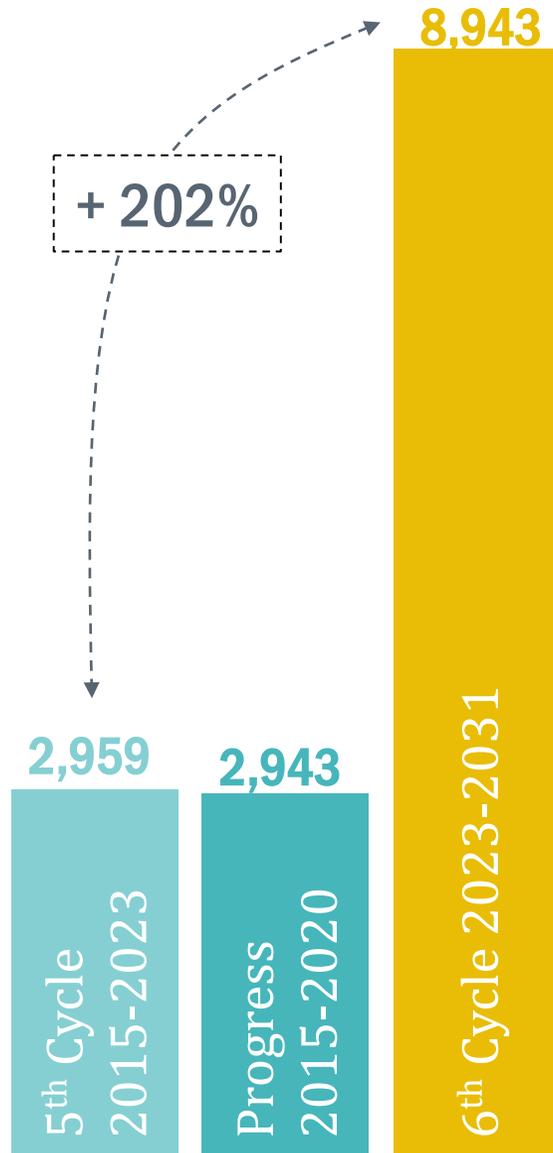
Regional Housing Needs Allocation (RHNA)



- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6th cycle (vs. 187,990 in 5th cycle)
- Berkeley's draft 6th cycle RHNA is 8,934 units
- The final RHNA will be issued by ABAG in December 2021

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Projected Future Housing Needs (*Job & Population Growth, Demographic Trends, Proximity to Education Centers*)

+ Unmet Existing Needs (*Overcrowding, Cost Burden*)

= Higher Allocations (*AB 1086 & SB 828*)

Berkeley currently has

~ 52,000 housing units

Source Census 2020, State Dept of Finance

~ 19,500 rent-controlled units

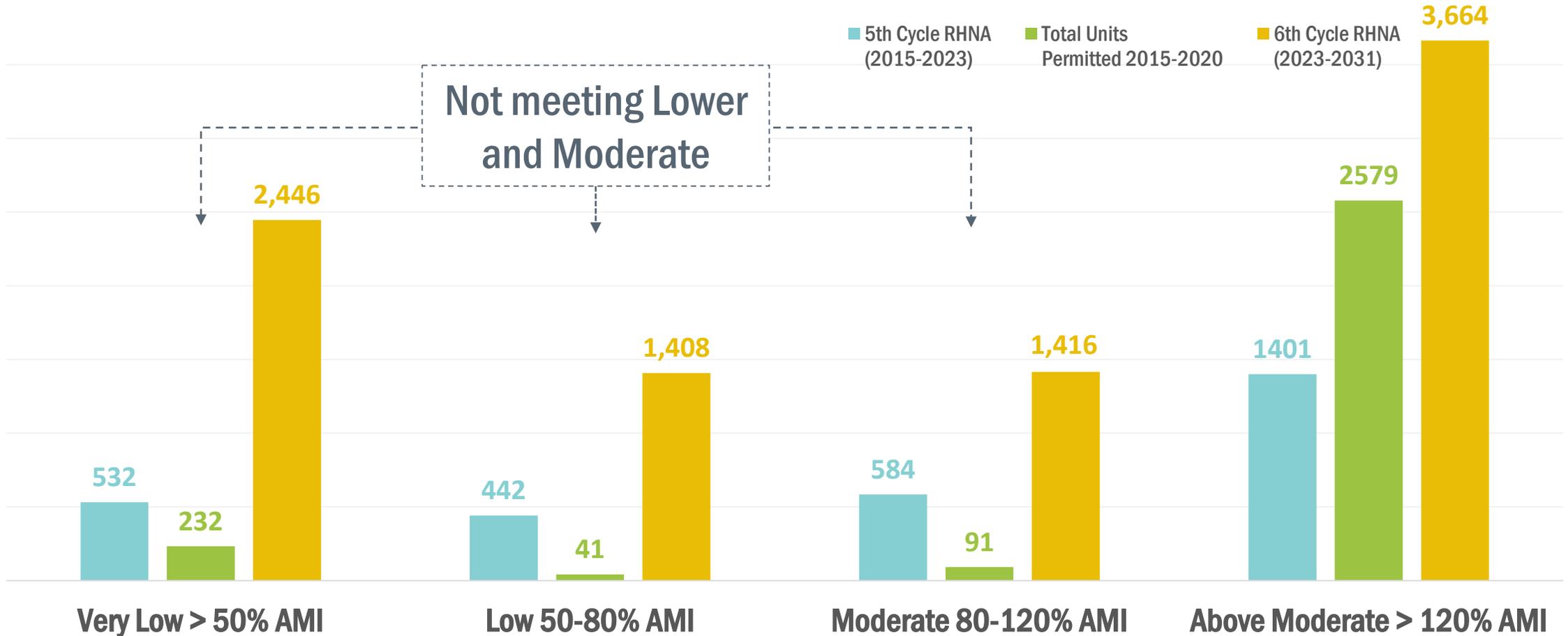
Source Berkeley Rent Stabilization Board, 2021 Q1 Report

~ 1,900 affordable units

Source Berkeley Health, Housing, Community Services (HHCS) July 2021 Inventory, BMR & HTF

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



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

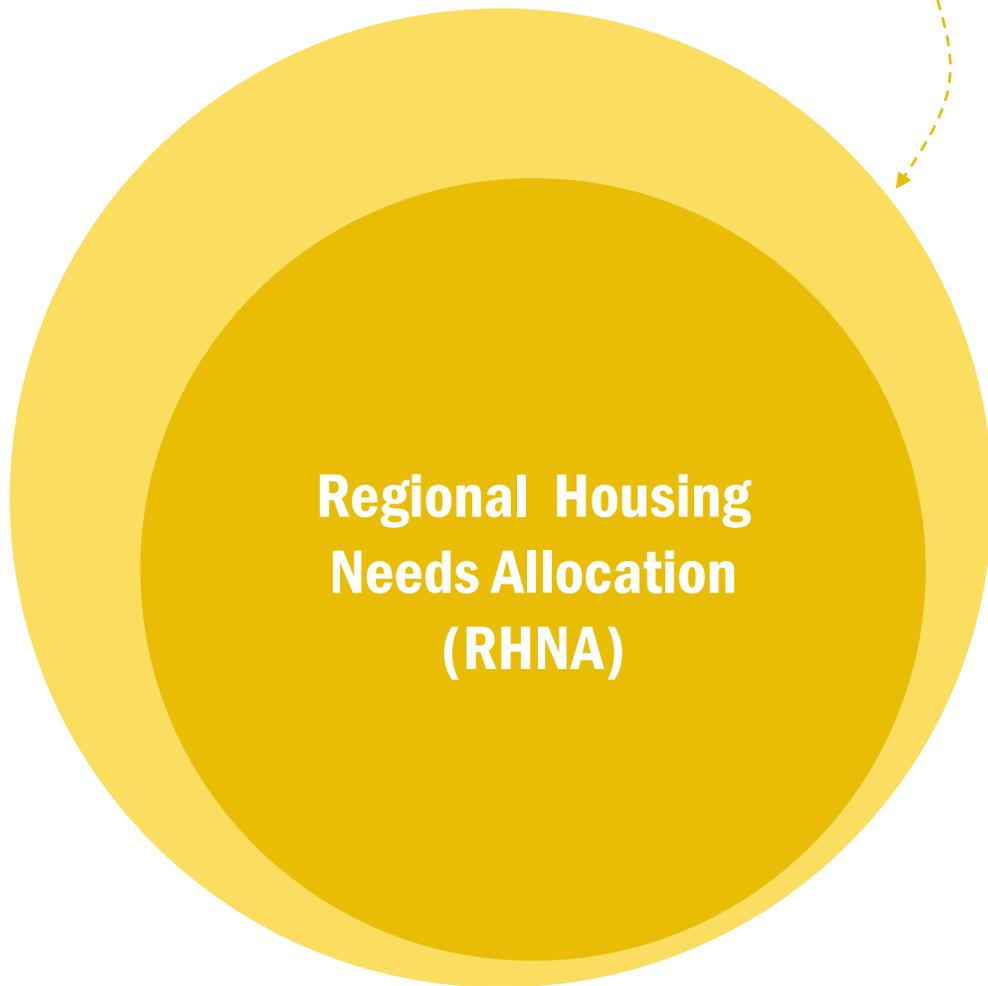
A two-person household in Berkeley...

- 2021 Alameda County **Area Median Income (AMI)** is **\$100,500**.
- 30% Housing Costs/mo. = **\$2,512.50**
- 2020 Median Rent for all Berkeley rent-controlled units was **\$2300**. Average was **\$2552**.

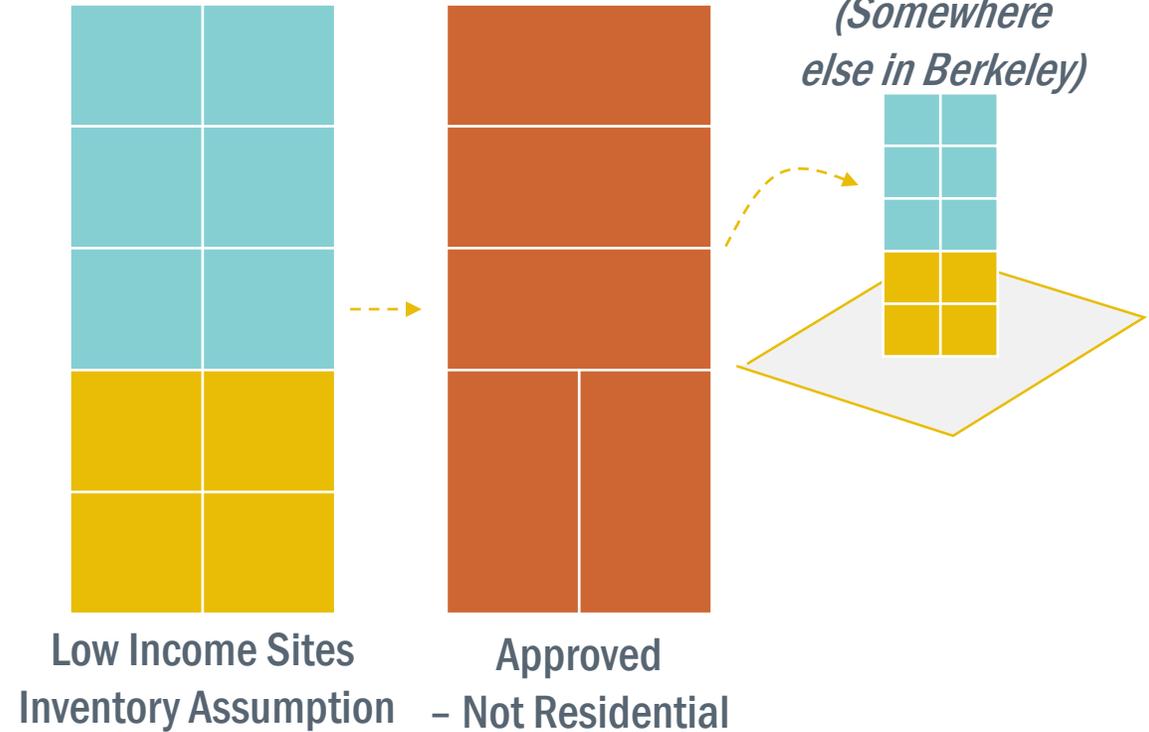
Very Low-Income < 50% AMI	Low-Income 50-80% AMI	Moderate-Income 81-120% AMI	Market Rate > 120% AMI
Earns less than \$54,800	Earns between \$54,800 and \$87,700	Earns between \$87,701 and \$120,550	Earns more than \$120,550
30% Housing Costs/mo. \$1,370 or less	30% Housing Costs/mo. \$1,371 to \$2,193	30% Housing Costs/mo. \$2,194 to \$3,014	30% Housing Costs/mo. \$3,015 or more

RHNA & Sites Inventory

Demonstrate that enough land is zoned to meet our RHNA...with a buffer



EXAMPLE:



No Net Loss, by income level (AB 166)

Sites Inventory



Publicly-owned or leased sites



Vacant sites that could be developed with residential



Nonvacant sites that could be developed with housing units or more housing units



Nonvacant sites that could be rezoned for residential or more housing units

- City is not required to *build* or *finance* the housing, but must *plan and accommodate* for it
- Does not automatically authorize the construction of residential developments
- Private Property - No obligation by property owner or tenant to take action
- Reliant on the development industry to construct housing units

What counts as a unit?

A house, an apartment, a group of rooms, or a single room occupied as a separate living quarter.

✓	Separate living quarters for staff or resident employee in institutions.
✓	Single-room occupancy units or Group living accommodations
✓	Supportive or transitional housing
✗	Student dorms, hospital beds, short-term hotels/motels



Housing Considerations



- Access
- Priority Development Areas (PDAs)
- Reducing Vehicle Miles Traveled
- Transit Proximity



- Population & Demographics
- Household Characteristics
- Student Housing
- BUSD Housing



- Tenant Protections
- Anti-Displacement
- Tenant Selection Criteria
- Anti-Speculation



- Public Safety
- Wildfires
- Physical Features
- Pollution



- Diverse Housing Types
- Missing Middle - "plexes"
- Neighborhood Context
- Historic Preservation



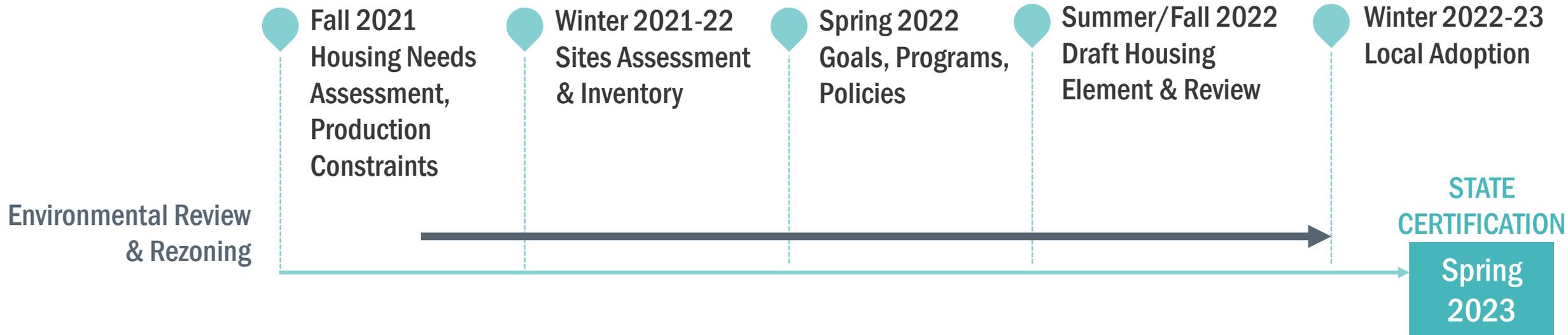
- Affirmatively Furthering Fair Housing
- Geographic Equity
- Community Benefits
- Environmental Equity



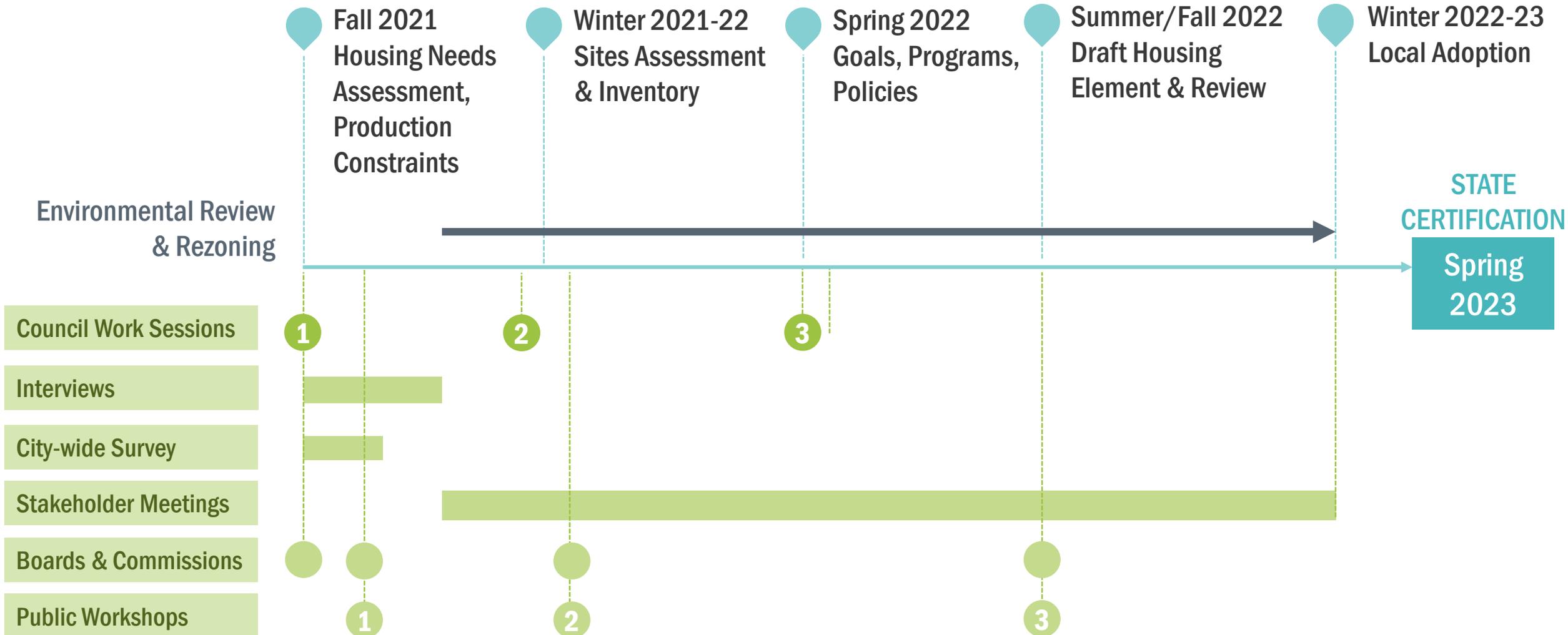
- Affordability
- Jobs-Housing Fit
- Middle Income

LIKELIHOOD OF DEVELOPMENT

The 6th Housing Element Update Process



The 6th Housing Element Update Process



Discussion

1. Which **community partners** should be included on the **stakeholder list**, with the goal to further fair housing and engage racially and socially disadvantaged communities?
2. Which **member of your board** is interested and able to participate in the **Housing Element Update public outreach effort**? Responsibilities are:
 - Join the email list
 - Attend two public workshops (early 2022, summer 2022)
 - Report back at future board meetings.

Thank You



www.cityofberkeley.info/HousingElement



HousingElement@cityofberkeley.info