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Office of the City Manager

PUBLIC HEARING
July 28, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Gilman, Director, Health, Housing, and Community Services

Subject: Referral Response: Inclusionary Housing In-Lieu Fee Analysis and Fee Update for Single Family Residential Units

## RECOMMENDATION

Conduct a public hearing and upon conclusion, adopt a Resolution amending the Inclusionary Housing in-lieu fee to establish a 2,500 square foot Residential Unit Floor Area (RUFA) deduction for all detached single-family residential units and maintain the 5,000 square foot RUFA deduction for multi-unit residential projects; and include analysis of the updated fee structure in the 2028 in-lieu fee study.

## SUMMARY

This report recommends establishing a separate 2,500 square foot (sq ft) Residential Unit Floor Area (RUFA) deduction for Single-Family Residential (SFR) unit subject to the Inclusionary Housing in-lieu fee, while maintaining the existing 5,000 sq ft deduction for Multi-Family Dwelling and Middle Housing Infill Projects (MHIP). The change addresses a gap in the current policy, which extends a middle-housing incentive to large SFR construction. All revenue generated from the in-lieu fee, including from SFR units above the 2,500 sq ft threshold, will be deposited in the Housing Trust Fund, with the updated fee structure to be analyzed as part of the 2028 in-lieu fee study.

## FISCAL IMPACTS OF RECOMMENDATION

The proposed amendment will generate increased Inclusionary Housing in-lieu fee revenue from SFR units larger than 2,500 sq ft. The current fee rate is calculated at $62.83 per sq ft.

The actual revenue impact will depend on annual SFR production levels and the square footage of proposed projects. All revenue will be deposited in the Housing Trust Fund.

The recommendation would exempt a single unit at or below 2,500 sq ft by default and would exempt the first 2,500 sq ft of a larger single unit. It also maintains the existing 5,000 sq ft deduction for multi-unit projects and Middle Housing Infill Projects (MHIP), resulting in no new fiscal impacts to these development forms.

The amended fee structure will take effect on October 1, 2026, and will apply to all Housing Development Projects that obtain a building permit on or after that date.

<u>CURRENT SITUATION AND ITS EFFECTS</u>

On February 25, 2025, the City Council adopted modifications to the in-lieu fee structure and directed staff to evaluate applying the in-lieu fee to detached single-unit dwellings sized between 2,500 and 5,000 sq ft. This direction followed a Housing Advisory Commission (HAC) recommendation to remove the 5,000 sq ft deduction for detached SFR units to further incentivize attached and multi-unit development.

The current policy establishes a fee of $62.83 per square foot of RUFA. This was updated on July 1, 2025, from the initial fee of $56.23, consistent with Council direction to automatically adjust the fee biennially to reflect the California Construction Cost Index.

Strategic Economics' analysis for the in-lieu fee study in 2024 determined that Middle Housing projects between two and nineteen units face the greatest financial barriers and were less likely to provide on-site Below Market Rate units.

Considering this finding, the City Council established a provision to allow applicants that opt to pay the full in-lieu fee to deduct 5,000 sq ft of RUFA from the fee calculation. This policy decision is intended to support small-scale, multi-unit middle housing, but also applies equally to SFR construction. The HAC's recommendation recognized this distinction, noting that large SFR construction was not consistent with the City's housing objectives.

Strategic Economics analyzed development trends, cost impacts, market feasibility, and potential revenue effects for applying the fee to SFR development between 2,500–5,000 sq ft. Key findings include:

- 36% of SFR units permitted from 2020–2024 were between 2,500–5,000 sq ft. Only one project above 5,000 sq ft was permitted during this time.
- Thirteen of the 34 homes within the 2,500–5,000 sq ft range were tied to lot splits.
- Focusing a policy on properties between 2,500-5,000 sq ft may unintentionally benefit properties that exceed 5,000 square feet. This would enable a "fee cliff" for properties above this threshold (e.g., a 2,500 sq ft home with no deduction would pay $157,075, while a 5,500 sq ft home using the deduction would only pay $31,415 on its remaining 500 sq ft).
- If the current fee rate of $62.83 per square foot were applied to detached single family units with a 2,500 sq ft deduction, a 3,500 sq ft unit would pay a fee of $62,830 (up from zero under the current policy) and the 5,500 sq ft unit would pay a fee of $188,490 (up from $31,415 under the current policy). This is

projected to increase development costs between approximately 2-4%, respectively.

The HAC recommendation removes the 5,000 sq ft fee deduction only for detached SFR units between 2,500 and 5,000 sq ft. Staff's recommendation differs by creating a separate deduction structure for SFR development. This would apply a consistent 2,500 sq ft deduction for all single SFR units (not otherwise part of a larger SFR development) and maintain the 5,000 sq ft deduction for Multi-Family and MHIP projects.

Any policy change should apply to all single SFR units above 2,500 sq ft that are not part of a larger SFR development. Projects above 5,000 sq ft are rare (one verified project in the last five years) but maintaining the existing deduction for those larger homes would result in fee inequities.

HAC also recommended applying the fee to multi-unit SFR developments on lot splits to encourage attached, multi-unit development instead of detached development.

Staff appreciate the commission's policy goal to promote attached infill for efficiency and sustainability. However, the recent in-lieu study from April 2024 found that middle housing development requires greater design and financing flexibility to be feasible, including multi-unit detached infill.

On March 10, 2026, the City Council adopted an ordinance to address SB 684 – State law allowing for ministerial approval of lot splits for projects of 10 units or less. This provided local guidelines for administering new MHIP development (2–10 lots/units). Inclusionary requirements for MHIPs are evaluated at the pre-subdivision (parent parcel) level, rather than on newly created lots. This provision treats MHIPs as a single project, even if they result in multiple single-family residences following subdivision.

This would enable both attached and detached multi-unit development to have the MFR fee deduction applied (i.e., 5,000 sq ft). This supports middle housing infill and provides design flexibility.

On April 6, 2026, the Housing Advisory Commission adopted the following motion:

Action: M/S/C (Simon-Weisberg/Potter) to recommend City Council adopt a Resolution amending the Inclusionary Housing in-lieu fee to establish a 2,500 square foot Residential Unit Floor Area deduction for all Single-Family Dwelling projects and maintain the 5,000 square foot RUFA deduction for Multi-Family Dwelling and MHIP projects, and request analysis of the 2,500 RUFA deduction be included in the planned study of the in-lieu fee's impact on middle housing scheduled for 2028.

Vote: Ayes: Bell, Chupina, Haycox, Micael, Mirvish, Potter, Shere, Simon-Weisberg, and Vaughn Scott. Noes: None. Abstain: None. Absent: None.

Staff concurs with the commission's recommendation to integrate analysis of SFR deduction into the larger in-lieu fee study scheduled for 2028.

BACKGROUND

Berkeley Municipal Code Chapter 23.328 (Inclusionary Housing) requires most new residential projects to contribute to affordable housing by either:

- Providing Below Market Rate units on-site, which become part of the City's Below Market Rate program; or
- Paying the Inclusionary Housing Ordinance Affordable Housing In-Lieu Fee into the City's Housing Trust Fund, which supports the development of 100% affordable housing.

Projects may also choose "mixed compliance" by providing a mix of units and a pro-rated in-lieu fee.

The 5,000 sq ft deduction only applies to projects that opt to comply by paying the full in-lieu fee.

The in-lieu fee is established via resolution. The fee resolution also establishes the applicable designations for Shelter Plus Care and Section 8 Housing Choice vouchers in BMR units.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The proposed amendment supports climate and sustainability goals by incentivizing infill development and promoting more efficient land use.

RATIONALE FOR RECOMMENDATION

The proposed amendment to establish a separate 2,500 sq ft deduction for detached SFR units will:

- Promote equity in housing design by eliminating the disproportionate benefit granted to SFR units above 2,500 sq ft under the current 5,000 sq ft deduction;
- Avoid benefits for SFR units above 5,000 sq ft by not focusing specifically on the 2,500-5,000 sq ft range; and
- Continue to promote flexibility and feasibility for smaller SFR units and middle housing infill development.

ALTERNATIVE ACTIONS CONSIDERED

Staff considered three alternatives:

1. Maintain the current 5,000 sq ft deduction for all projects, including detached SFR units.

- This is the simplest administrative approach. Staff do not recommend this approach because it allows large SFR units to benefit from the policy intended to promote middle housing infill development.
- The proposed policy revision will continue to allow smaller SFR units to advance with no or minimal fee while maintaining the administrative streamlining goal established by the uniform 5,000 sq ft deduction.

2. Remove the RUFA deduction for all detached SFR units (Housing Advisory Commission's initial referral).
    - This would create full parity across all SFR development. The fee is assessed on a square foot basis, so smaller single-family homes would pay a proportional, minimal fee.
    - This could burden smaller, owner-driven SFR construction. However, the fee would only apply to new construction projects – not rehabilitation or remodels.
    - Council discussion around removing the deduction considered potential impacts on Middle Housing and Accessory Dwelling Units on lot splits. This is no longer a concern as City code now classifies these types of projects separately from SFR applications.
    - Staff find this to be a reasonable policy proposal. Staff grounded its recommendation in Council's initial referral to study larger projects but appreciate the equity framework of applying the fee to all SFR construction. Council's initial concern on the potential impact to middle housing is mitigated by the recent Council legislation that differentiates MHIP lot splits from individual SFR parcels.
3. Remove the 5,000 sq ft deduction for SFR units between 2,500 and 5,000 sq ft.
    - Staff's recommended 2,500 sq ft deduction is consistent with the Council's policy goals and is better aligned to avoid incentive cliffs. This model would also unintentionally benefit SFR units above 5,000 sq ft (though they are rare).

<u>CONTACT PERSON</u>

Mike Uberti, Senior Community Development Project Coordinator, HHCS,
(510) 981-5114

Attachments:
1: Resolution
2: Strategic Economics, Analysis of In-lieu Fees for Single Family Homes
3: Public Hearing Notice

RESOLUTION NO. ##,###-N.S.

AMENDING REGULATIONS FOR THE AFFORDABLE HOUSING IN-LIEU FEE PURSUANT TO BERKELEY MUNICIPAL CODE CHAPTER 23.328; AND RESCINDING RESOLUTION 71,674-N.S.

WHEREAS, Berkeley Municipal Code ("BMC") Chapter 23.328 establishes a requirement that 20% of Residential Units (as defined) in market-rate developments be offered at affordable rents or prices, as defined ("Affordable Units"); and

WHEREAS, BMC Chapter 23.328 authorizes developers of market-rate housing to pay a fee in lieu of providing on-site Affordable Units ("In-Lieu Fee"); and

WHEREAS, BMC Chapter 23.328 authorizes the City Council to establish, by resolution, the In-Lieu Fee amount, the method of calculating the fee, and deductions or adjustments that apply to particular types of development; and

WHEREAS, Resolution 71,674-N.S. established an In-Lieu Fee of $56.23 per square foot of Residential Unit Floor Area and this fee was automatically adjusted to $62.83 on July 1, 2025, based on changes to the California Construction Cost Index; and

WHEREAS, Resolution 71,674-N.S. established all Housing Development Projects providing no on-site Affordable Units were entitled to deduct 5,000 sq ft of Residential Unit Floor Area (RUFA) when calculating the In-Lieu Fee to promote financial feasibility for middle housing developments; and

WHEREAS, the City Council directed staff on February 25, 2025, to evaluate modifications to the RUFA deduction structure applicable to detached single-family homes, including options to adjust or remove the 5,000 square foot deduction; and

WHEREAS, Strategic Economics prepared a financial feasibility analysis evaluating the impacts of applying the In-Lieu Fee to detached single-family homes above 2,500 square feet; and

WHEREAS, applying the current 5,000 square foot RUFA deduction to all projects — including detached single-family homes above 2,500 square feet — creates inequities and reduces alignment with middle-housing goals; and

WHEREAS, establishing a uniform 2,500 square foot RUFA deduction for all detached single-family residential (SFR) units maintains policy continuity, avoids fee cliffs, and supports smaller-scale SFR construction while avoiding unintended subsidies for large custom units; and

WHEREAS, maintaining the 5,000 sq ft RUFA deduction for multi-unit residential developments (two or more units) supports the City's infill and missing-middle housing goals and remains consistent with feasibility findings; and

WHEREAS, the City of Berkeley desires to maintain the existing voucher preferences authorized by BMC Chapter 23.328 requiring that 80% of all Very Low-Income Affordable Units offered for rent be first offered to households receiving assistance through the Section 8 Housing Choice Voucher Program (42 U.S.C. Section 1437f) or the Shelter Plus Care Program, (42 U.S.C. Section 11403 et. seq.), or similar state or federally-funded rent subsidy programs; and

WHEREAS, this Resolution supersedes Resolution No. 71,674-N.S.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

1. Affordable Units offered for rent shall continue to follow Council-adopted preference criteria. Eighty percent (80%) of all Very Low-Income rental Affordable Units must first be offered to households receiving assistance under the Section 8 Housing Choice Voucher Program or the Shelter Plus Care Program prior to being marketed to other income-eligible households. The allocation shall further be 50% of these reserved units for Section 8 Housing Choice Voucher Holders and 50% for Shelter Plus Care Program. The City Manager or designee reserves the right to adjust these allocations at their discretion.

2. In-Lieu Fee authorized by Berkeley Municipal Code Chapter 23.328 shall be $62.83 per square foot of Residential Unit Floor Area. This fee amount shall be automatically adjusted biennially based on changes to the California Construction Cost Index, beginning with the fee schedule adopted by Resolution 71,674-N.S. on July 1, 2025, unless otherwise provided for by BMC Chapter 23.328 or by this Resolution.

3. Housing Development Projects subject to Berkeley Municipal Code Chapter 23.328 may provide less than the required number of Affordable Units in the Housing Development Project and pay a proportionately reduced In-Lieu Fee, calculated as follows: the fee per square foot multiplied by the total Residential Unit Floor Area of a Housing Development Project, multiplied by the percentage of the applicable requirement remaining after accounting for any on-site Affordable Units provided. Projects that provide no on-site Affordable Units will have an applicable requirement multiplier of one.

4. Housing Development Projects subject to Berkeley Municipal Code Chapter 23.328 and classified as Multi-Family Dwellings by Berkeley Municipal Code Chapter 23.502 or Middle Housing Infill Projects by BMC Chapter 21.30 that select to pay the full In-Lieu fee instead of providing Affordable Units shall be entitled to deduct 5,000 square feet from the Residential Unit Floor Area calculation.

5. Housing Development Projects subject to Berkeley Municipal Code Chapter 23.328 and classified as Single Family Dwellings, and not otherwise part of a larger multi-unit development, by Berkeley Municipal Code Chapter 23.502 that select to pay the full In-Lieu fee instead of providing Affordable Units shall be entitled to deduct 2,500 square feet from the Residential Unit Floor Area when calculating the In-Lieu Fee.

6. The amendments set forth in this Resolution shall take effect on October 1, 2026, and shall apply to all Housing Development Projects that obtain a building permit on or after that date.

BE IT FURTHER RESOLVED, Resolution No. 71,674-N.S. is hereby rescinded and is of no force or effect on any Housing Development Project that obtains a building permit after the effective date of this resolution , but shall continue to apply to those projects that were approved and subject to its provisions or the provisions of predecessor resolutions and ordinances addressing the same subject matter.

STRATEGIC ECONOMICS

Attachment 2

# MEMORANDUM

To: Mike Uberti, City of Berkeley

From: Derek Braun, Principal

Jake Cummings, Senior Associate

Date: December 19, 2025

Project: Economic Feasibility Analysis of Berkeley Housing Policies

Subject: Analysis of In-lieu Fees for Single Family Homes

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This memorandum describes the results of analyses completed by Strategic Economics that examined application of the City of Berkeley's Inclusionary Housing in-lieu fees to detached single-unit dwellings. The analysis highlights the implications of reducing the square footage exemption in the in-lieu fee policy for these dwelling units.

At its February 25, 2025 hearing, the Berkeley City Council adopted modifications to the in-lieu fees charged to new residential developments as part of the City's inclusionary housing program. The City's adopted in-lieu fee requirements specify that the first 5,000 square feet of a residential development project's "residential unit floor area" (RUFA) are exempt from inclusionary and in-lieu fee requirements. This exemption is provided so long as the project does not seek to meet the requirements via "mixed compliance" by combining fee payment with on-site affordable housing units.

The exemption supports the financial feasibility of smaller "missing middle" housing projects such as fourplexes and small townhome or small-lot single family home projects. The City of Berkeley's previous Inclusionary Housing in-lieu fee policy sought to achieve the same outcome by exempting residential development projects with floor areas totaling less than 5,000 square feet of RUFA. This approach, however, created a substantial increase in fee obligations for projects just over the 5,000 square foot threshold.

The City Council directed City staff to complete an economic and legal analysis of reducing the in-lieu fee exemption for detached single-unit dwellings on single lots. The City Council partly sought the analysis described in this memo in response to a recommendation by the Housing Advisory Commission (HAC) that the City Council did not include in its adopted changes to the in-lieu fee. The HAC recommended that detached home projects do not receive the partial exemption otherwise included in the in-lieu fee policy. The intention of the HAC's recommendation was to incentivize production of attached homes rather than detached homes—and especially detached homes that include fee simple ownership of underlying land via a lot split—based on a perspective that the former housing product type is relatively affordable.

City staff retained Strategic Economics to estimate the likely frequency and financial impact of applying the in-lieu fees to single family detached developments of greater than 2,500 square feet, with an exemption from the in-lieu fee for the first 2,500 square feet of residential unit floor area. The findings below are based on an analysis of recent single family detached development applications in Berkeley of greater than 2,500 square feet. The analysis includes estimates of fee revenues and their impact on overall development costs for three example single family dwelling sizes: 2,500 square feet, 3,500 square feet, and 5,500 square feet.

To complete the analysis, Strategic Economics reviewed and refined a list of permits issued from 2020 through 2024 for single family development projects provided by the City of Berkeley. Strategic Economics also estimated typical development costs based on information collected for the pro forma analysis performed for the in-lieu fee study.[1]

# Findings

- **If the current fee rate of $62.83 per square foot were applied to detached single family homes with the 2,500 square foot exemption, a 3,500 square foot unit would pay a fee of $62,830 (up from zero under the current policy) and the 5,500 square foot unit would pay a fee of $188,490 (up from $31,415 square feet under the current policy).** Figure 1 shows the applicable fee amounts for single family detached homes under Berkeley's existing in-lieu fee policy and an alternative policy with the reduced exemption amount. The 2,500 square foot unit would continue to pay no fee because all of its square footage would remain exempt.

- **For a typical development, these fees would add approximately two percent to total development costs for a 3,500 square foot unit (representing approximately 1.9 percent of sales value), or 3.8 percent to development costs for a 5,500 square foot unit (representing 3.5 percent of sales value).** As shown in Figure 1, these estimates assumed typical development costs of $900 per square foot for these housing product types, inclusive of land. The relative cost and value of single family home construction varies widely, however, because many of these homes are custom built for clients. The project sales value assumed an additional developer profit of eight percent return on development cost.

- **Among all development projects consisting of detached single family homes on single lots that the City of Berkeley permitted from 2020 through 2024, approximately one-third of the housing units fell within the 2,500 to 5,000 square foot size range.** Based on data provided by the City of Berkeley, Figure 2 shows a breakdown of detached single family home development projects on single lots permitted by the City of Berkeley from 2020 through 2024. 36 percent of these permitted projects fell within the 2,500 to 5,000 square foot range, while 59 percent were smaller than 2,500 square feet.[2]

- **New detached single family homes larger than 5,000 square feet are relatively rare in Berkeley.** Figure 2 shows that the City of Berkeley only issued one permit for a detached single family home project verified to be larger than 5,000 square feet from 2020 through 2024.

- **Single family homes are developed under a variety of circumstances, making it difficult to definitively state whether the increased application of the in-lieu fee would significantly impact development of these homes.** As noted earlier, imposition of the in-lieu fee on 2,500 to 5,000 square foot homes will clearly increase total development costs for these projects. However, data is not available to indicate how many of the 34 permitted homes within this size range

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[1] Strategic Economics for the City of Berkeley, *Berkeley In-Lieu Fee and Housing Policies Economic Feasibility Analysis,"* January 7, 2025.

[2] Square feet are unknown for four housing units in the data, constituting four percent of the total.

were “build to suit” custom homes for their owners versus speculative development projects intended for immediate sale. The unique nature of each single family home project makes it especially difficult to judge the financial impacts of increased development costs.

- **Removing the in-lieu fee exemption from single family homes of 2,500 square feet or larger on a single lot could potentially place an additional financial constraint on projects that create infill housing through lot splits.** Of the 34 single family detached homes between 2,500 and 5,000 square feet that were proposed for development in Berkeley from 2020 to 2024, at least 13 appear to be associated with lot splits. The remainder were built on vacant lots or replaced existing improvements.

FIGURE 1: APPLICABLE IN-LIEU FEE AMOUNT AND SHARE OF DEVELOPMENT COSTS AND PROJECT VALUE, UNDER CURRENT FEE POLICY AND POTENTIAL ADJUSTED FEE POLICY TO INCLUDE 2,500 TO 5,000 SQUARE FOOT SINGLE FAMILY DETACHED HOMES ON A SINGLE LOT

| | Units | Current In-Lieu Fee Policy (with 5,000 square feet exemption) | | | Outcomes if Exemption is Reduced to 2,500 square feet | | |
|---|---|---|---|---|---|---|---|
| Test Scenario: Size of Detached Single Family Home on Single Lot (a) | Square Feet | 2,500 | 3,500 | 5,500 | 2,500 | 3,500 | 5,500 |
| Development Cost Before In-Lieu Fee (b) | Per Housing Unit | $2.25M | $3.15M | $4.95M | $2.25M | $3.15M | $4.95M |
| RUFA to Which the Fee Applies (c) | Square Feet | 0 | 0 | 500 | 0 | 1,000 | 3,000 |
| Applicable In-lieu Fee Payment @ $62.83 per square foot (d) | Per Housing Unit | $0 | $0 | $31,415 | $0 | $62,830 | $188,490 |
| As % of Development Cost Before Fee (e) | % of Cost | 0.00% | 0.00% | 0.63% | 0.00% | 1.99% | 3.81% |
| As % of Project Value with 8% Developer Return (f) | % of Value | 0.00% | 0.00% | 0.59% | 0.00% | 1.85% | 3.53% |

(a) Three hypothetical examples of single family homes with different RUFAs (residential unit floor area)
(b) Total development cost before in-lieu fees, inclusive of land cost; calculated based on a $900 cost per square foot, similar to the Berkeley In-Lieu Fee and Housing Policies Economic Feasibility Analysis
(c) Applicable RUFA varies based on whether the first 5,000 square feet are exempt (per existing policy) versus the first 2,500 square feet
(d) $62.83 is the current fee per square foot as of this analysis
(e) Applicable in-lieu fee payment divided by the development cost
(f) Applicable in-lieu fee payment divided by the project value, with project value calculated based on the development cost plus an eight percent developer return on cost

Source: Strategic Economics, 2025.

FIGURE 2: PERMITTED DETACHED SINGLE FAMILY HOME DEVELOPMENT PROJECTS ON SINGLE LOTS IN BERKELEY, BY SIZE RANGE, 2020 TO 2024

| Size of Home | Housing Units | % of Total |
|---|---|---|
| 1 to 2,499 Square Feet | 55 | 59% |
| 2,500 to 5,000 Square Feet | 34 | 36% |
| 5,001+ Square Feet | 1 | 1% |
| Unknown Square Feet | 4 | 4% |
| Total | 94 | 100% |

Source: City of Berkeley, 2025; Strategic Economics, 2025.

# NOTICE OF PUBLIC HEARING
# BERKELEY CITY COUNCIL
# INCLUSIONARY HOUSING ORDINANCE IN-LIEU FEE

**The public may participate in this hearing by remote video or in-person.**

The Department of Health, Housing, and Community Services is proposing modifications to the residential unit floor area deductions of the Inclusionary Housing Ordinance (Berkeley Municipal Code Section 23.328) In-Lieu Fee. A new fee structure will be established via resolution. The fee amount will not change.

The hearing will be held on July 28, 2026, at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

A copy of the agenda material for this hearing will be available on the City's website at https://berkeleyca.gov/ as of July 16, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

For further information, please contact Mike Uberti at 510-981-5400. Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record 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 the City Council, 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 City Clerk. 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 City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council 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 July 16, 2026.

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Mark Numainville, City Clerk
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