



Affordable Housing Preference Policy Updates

City Council

October 13, 2026

Health, Housing, & Community Services Department

Policy Goals



- Help people who have been displaced from Berkeley return
- Prevent displacement from Berkeley
- Acknowledge & address historic injustices

city of berkeley

ADELINE CORRIDOR

specific plan



PUBLIC REVIEW DRAFT
MAY 2019

1947 CENTER STREET
BERKEEY CA 94704



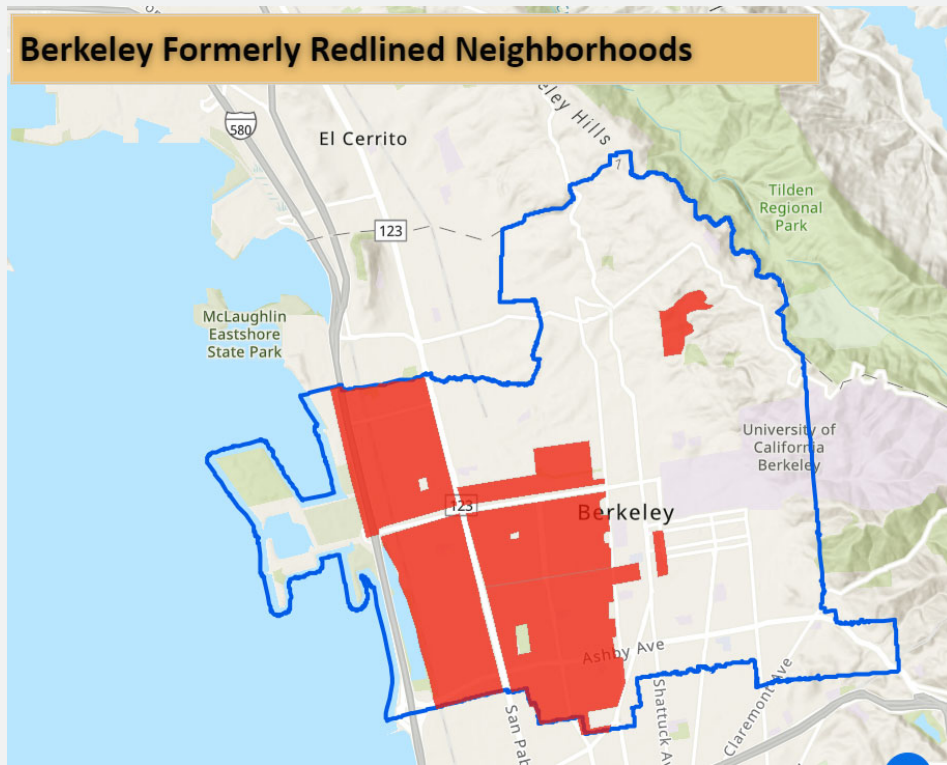
Community Calls for a Preference Policy (Starting in mid 2010s)

- Gentrification and displacement, especially in South Berkeley
- Adeline Corridor Specific Plan
- BART redevelopment: Ashby & North Berkeley

Community-Driven Engagement (2020-2023)

- **Partnership for the Bay's Future Challenge Grant**
- Dedicated Fellow
- Support for Healthy Black Families and East Bay Community Law Center
- **Engagement Strategy**
- Community Surveys
- Outreach led by Healthy Black Families
- Community Leaders Group

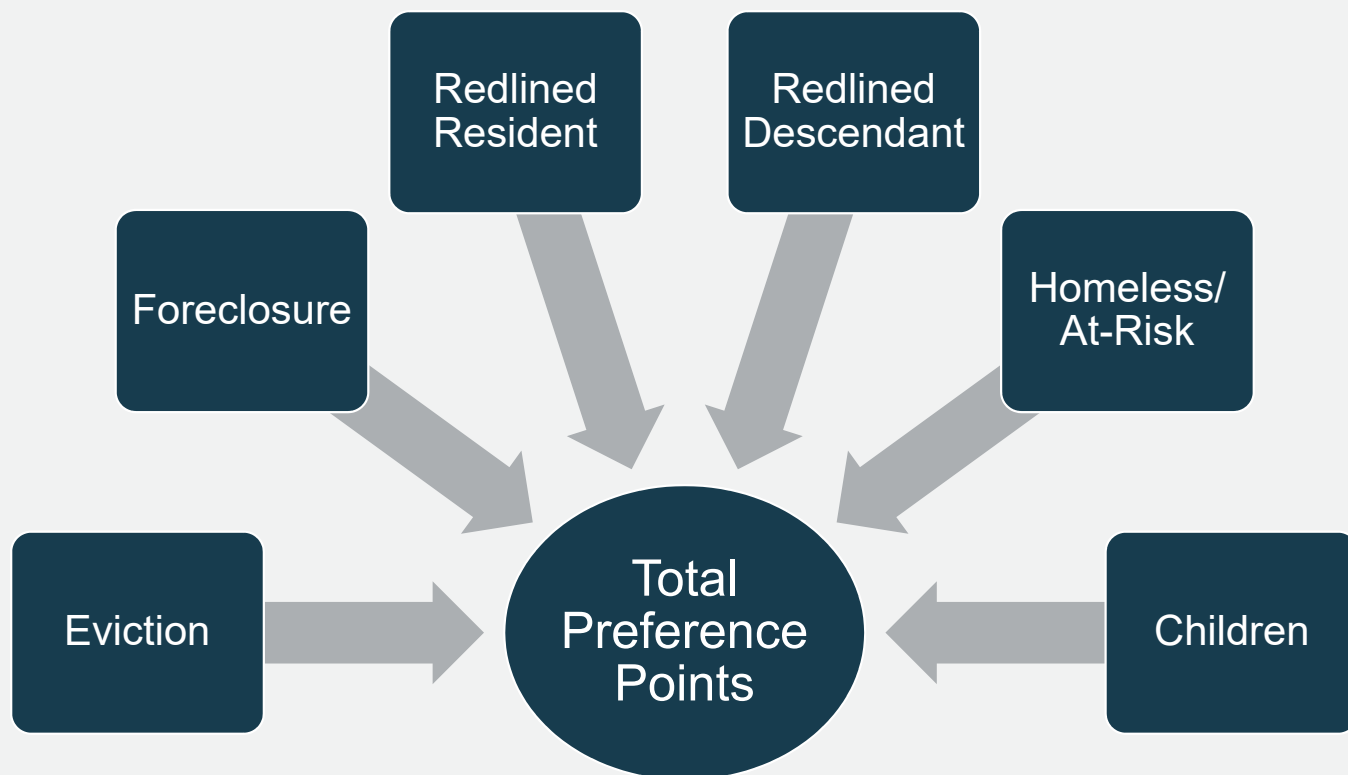
Technical Collaboration (2020-2023):



- Worked with Housing Portal on redlined preferences
- Worked with affordable housing developers on lottery & preference verification

Current Preference Categories (Effective 2024)

First Priority: BART Construction Displacement



BART =
first priority

Other preferences =
1 point

Points System =

- Lottery sorted by total # of points
- Show proof for all categories

Preference Policy Pilot

Pilot Properties



- Maudelle Miller Shirek Community (MMSC)
- Two Below Market Rate (BMR) properties leased up

Pilot Assessment



Maudelle Housing Tenant Survey

- Qualitative research – resident experiences (Healthy Black Families)
- Quantitative analysis – MMSC leasing data (Street Level Advisors)
- Stakeholder interviews

Working Well – Pathway for Long-Term Residents to Return

Redlined Neighborhoods Preferences

- 17 households with ties to redlined neighborhoods moved in

Healthy Black Families Tenant Survey

- 2/3 of respondents applied because they “wanted to return to South Berkeley”

“It was fair, and truly a blessing.

Affordability in Berkeley
had been out of reach for me
since I left my mom's house in 1984.”

- MMSC Tenant Survey Respondent

Addressing Historical Injustice

BART Database & Certificates

- BART public records + City support on pre-verification

Library Partnership

- Personal support + institutional accounts to look for historical records

“My great-grandmother was a single mother with three kids who worked hard to buy her first home to then be forced to move.”

- BART Certificate holder

Implementation Challenges

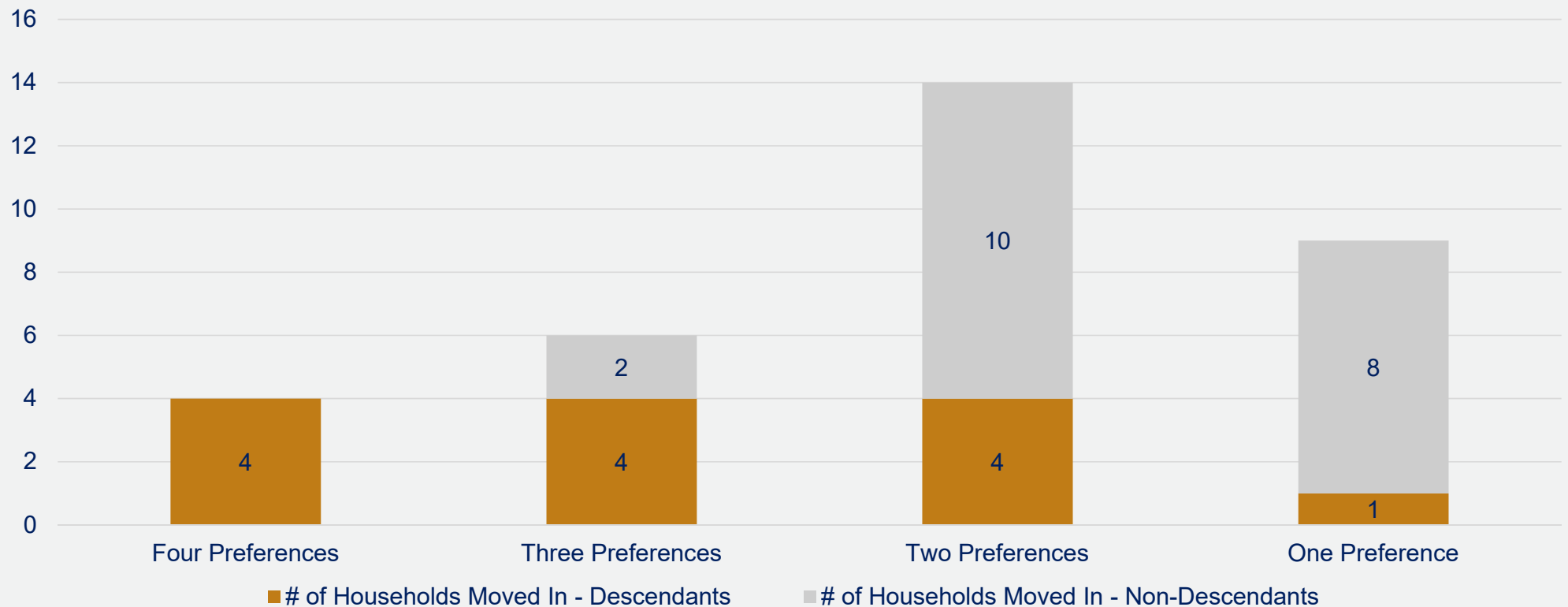


- Complex points system for applicants & property managers
- Income mismatch
- High administrative burden and false hope for homeless preference applicants

Proposed Policy Changes & Rationale

Redlined Neighborhood Descendants Face Greatest Cumulative Displacement Pressures

Households Moved into Maudelle Miller Shirek by Number of Preferences
(Redlined Neighborhood Descendants in Orange)



Proposed Policy Revisions

Ranked Tiers =
Showing Proof for
One Preference
Category

**Tier 1: BART Construction
Displacement**



**Tier 2: Generational Ties to
Redlined Neighborhoods**

Households with Children

Households without Children



**Tier 3: Current/Displaced
Berkeley Resident**

Households with Children

Households without Children

All other applicants

UNCHANGED

ELEVATED

CONSOLIDATED

Rationale

- Elevate equity
- Simplify applicant experience
- Faster lease-ups
- Support families

7 categories

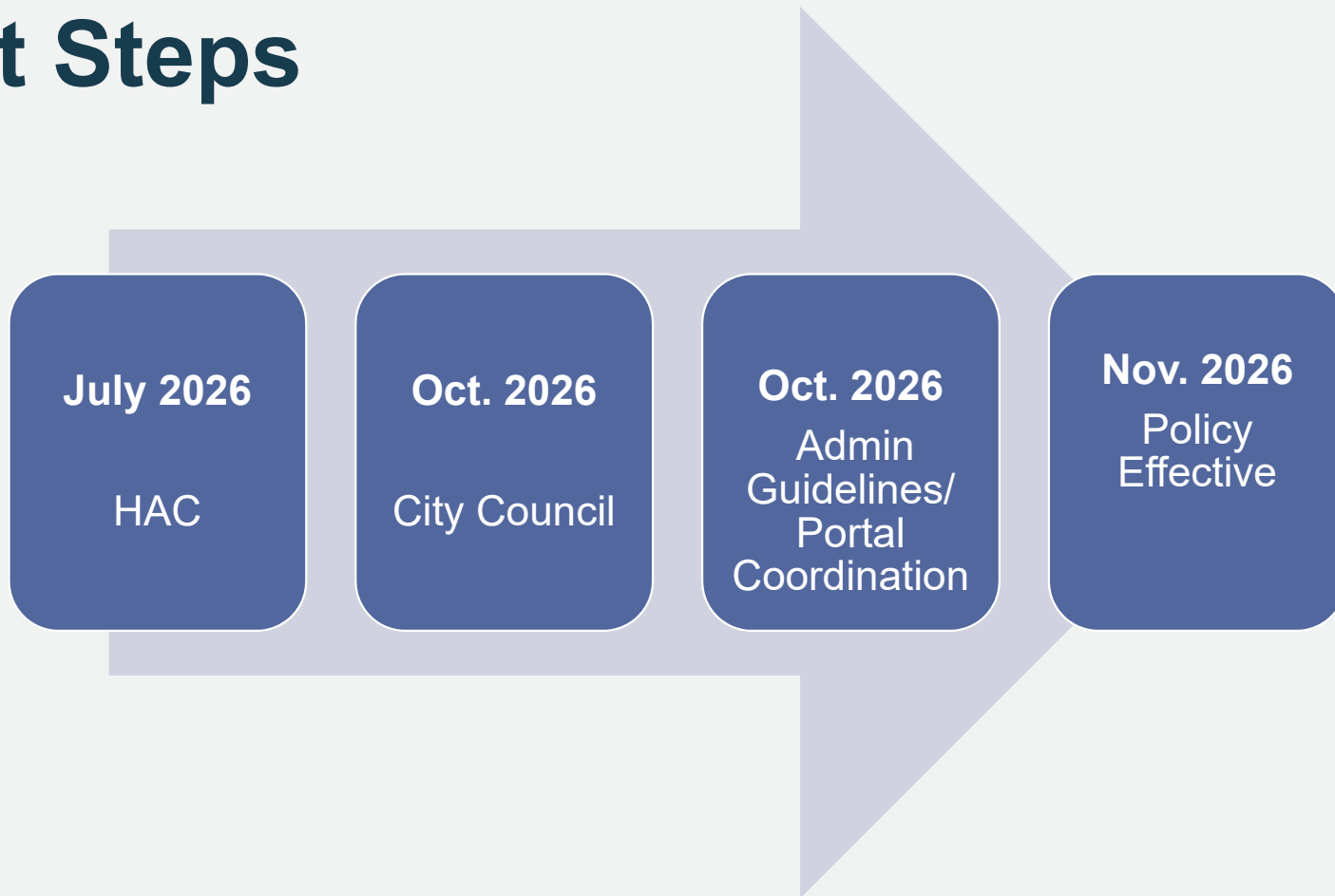


3 categories
+ overlay

Broader Trends: Addressing Displacement from Berkeley

- Holistic support for returning Berkeley community members
- Need for more deeply affordable housing
- Directing preference applicants toward existing deeply affordable housing

Next Steps



Staff Recommendation

- Adopt a new resolution to have the following preference categories organized into ranked tiers:
- Tier 1: Displaced due to BART construction
- Tier 2: Generational ties to redlined neighborhoods
 - *Families with children prioritized*
- Tier 3: Current/displaced Berkeley resident
 - *Families with children prioritized*



Housing and Community Services Division Anna Cash & Mike Uberti