

RESOLUTION NO. XX

DECLARING THE INTENT OF THE CITY COUNCIL TO ALLOW MULTI-FAMILY HOUSING IN RESIDENTIAL NEIGHBORHOODS THROUGHOUT BERKELEY

WHEREAS the City of Berkeley was the first city in the country to implement single-family zoning in 1916; and

WHEREAS the City of Berkeley's current zoning is still greatly influenced by maps developed by the federal government's Home Owners Loan Corporation which sought to maintain racial segregation through discriminatory lending practices; and

WHEREAS ~~with downzoning initiated by~~ the passage of the Neighborhood Preservation Ordinance in 1973, ~~the City of Berkeley~~ restricted the creation of multifamily units in some residential zones; and

WHEREAS, escalating income and wealth inequality and the prohibition of apartments and multi-family homes in the City of Berkeley coincide with the most unaffordable neighborhoods and the origins of the City's affordability crisis starting in the late 1970s after the passage of Proposition 13; and

WHEREAS there is deeply racist history to zoning practices all over the country, particularly as a proxy for overt racial restrictions, and inequities still exist today as a result of redlining; and

WHEREAS exclusionary zoning has created ~~a system of~~ de facto rather than de jure racial and economic segregation, which creates strong adverse effects in life outcomes for residents; and

WHEREAS California ranks 49th out of 50th in the nation for housing units per capita; and

WHEREAS California home prices and rents are among the highest in the United States; and

WHEREAS both market rate housing and subsidized housing, in addition to strong tenant protections and demolition controls, reduce displacement pressures; and

WHEREAS zoning reform does not ban single family homes but allows for a greater mix of home types and income home affordability levels in more Berkeley neighborhoods; and

WHEREAS, zoning reform, when coupled with other policies, can reduce real housing cost-burdens for low- and middle-income households; and

WHEREAS, reforms to Berkeley's residential zoning must ensure that units subject to rent control are not lost due to demolition, that demolition is generally disfavored for environmental and contextual reasons, and that historically designated properties are protected in accordance with federal, state and local standards; and

WHEREAS, public safety, in particular in the face of earthquakes, fires, and sea level rise, many of which are exacerbated by climate change, is of critical importance; and

WHEREAS the League of California Cities called for cities to allow up to fourplexes in single family zones in their *Blueprint for More Housing 2020*;

NOW THEREFORE, BE IT ~~FURTHER~~ RESOLVED that the City of Berkeley registers its intent to allow for more multifamily housing throughout Berkeley; and

BE IT FURTHER RESOLVED that City Council will pursue zoning reform that takes into account the public safety in all parts of Berkeley; and;

BE IT FURTHER RESOLVED that in neighborhood interiors that already contain a mix of housing types from single family homes to apartments, allow new housing within that existing range; and

BE IT FURTHER RESOLVED that the elimination of exclusionary zoning by 2022, in order to meet state mandated Regional Housing Needs Allocation requirements, must coincide with strong anti-displacement and tenant protections; and

BE IT FURTHER RESOLVED that the City of Berkeley encourage inclusion of homes in all neighborhoods of Berkeley, ~~that can to~~ accommodate families in new and rehabilitated multifamily housing developments; and

BE IT FURTHER RESOLVED that the City of Berkeley will no longer ban multi-family housing, and by extension, affordable housing in certain parts of Berkeley; and -

BE IT FURTHER RESOLVED, that as part of zoning reform, the Council and Planning Commission should consider methods such as division, contextual addition, and adaptive reuse over demolition, ensure that new development resulting from such changes does not demolish any rent-controlled or below market-rate housing, and explore incentives for projects to contribute to the need for affordable housing; and

BE IT FURTHER AND FINALLY RESOLVED, the City Council is fully committed to carrying out a robust community process, including residents of affected neighborhoods, in the development of zoning changes, as has been done in other cities that have initiated zoning reform.