

HOUSING ELEMENT UPDATE

6th Cycle 2023-2031

City Council Work Session

September 21, 2021



Agenda

1. Housing Element Update Overview
2. Meet the Team
3. Housing Element Tasks
4. Outreach & Engagement Plan
5. Timeline

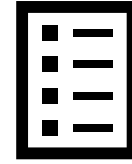
**Required Element
of the General Plan**

**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)**

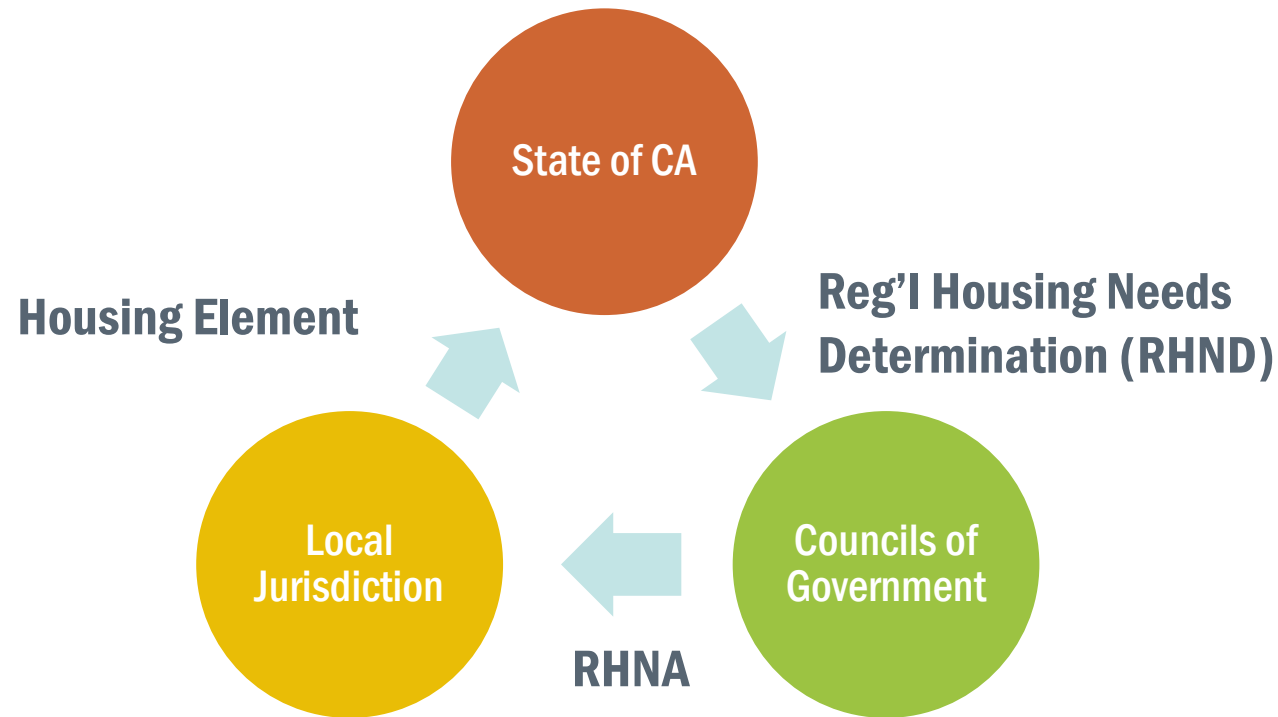
**Statutory deadline is
January 31, 2023**



The City's 8-year plan for **meeting the housing needs of everyone in the community.**

A Strategic Plan Priority Project
Create affordable housing and housing support services for its most vulnerable community members.

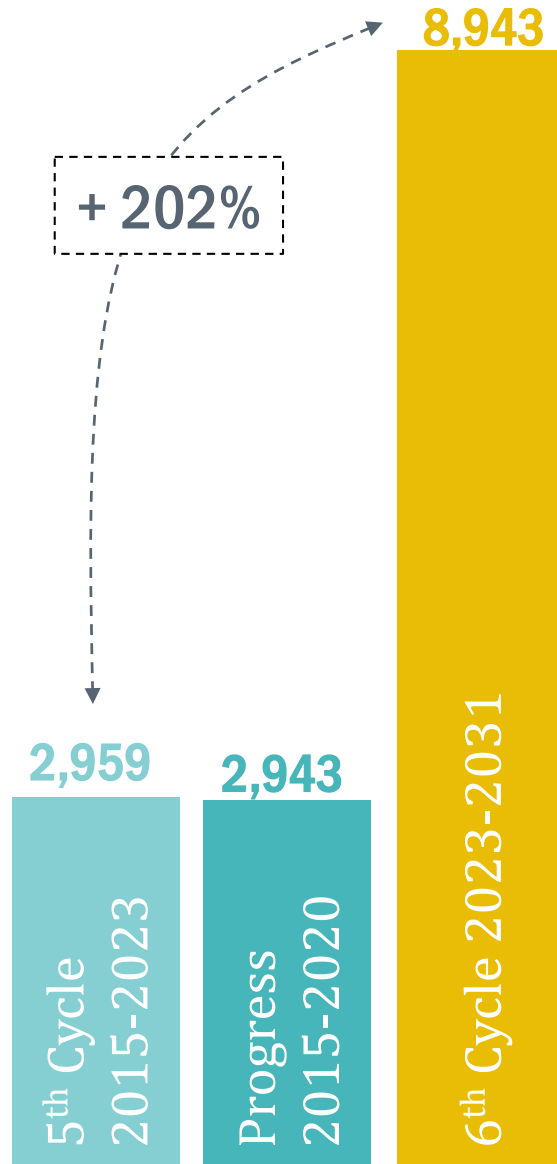
Regional Housing Needs Allocation (RHNA)



- 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

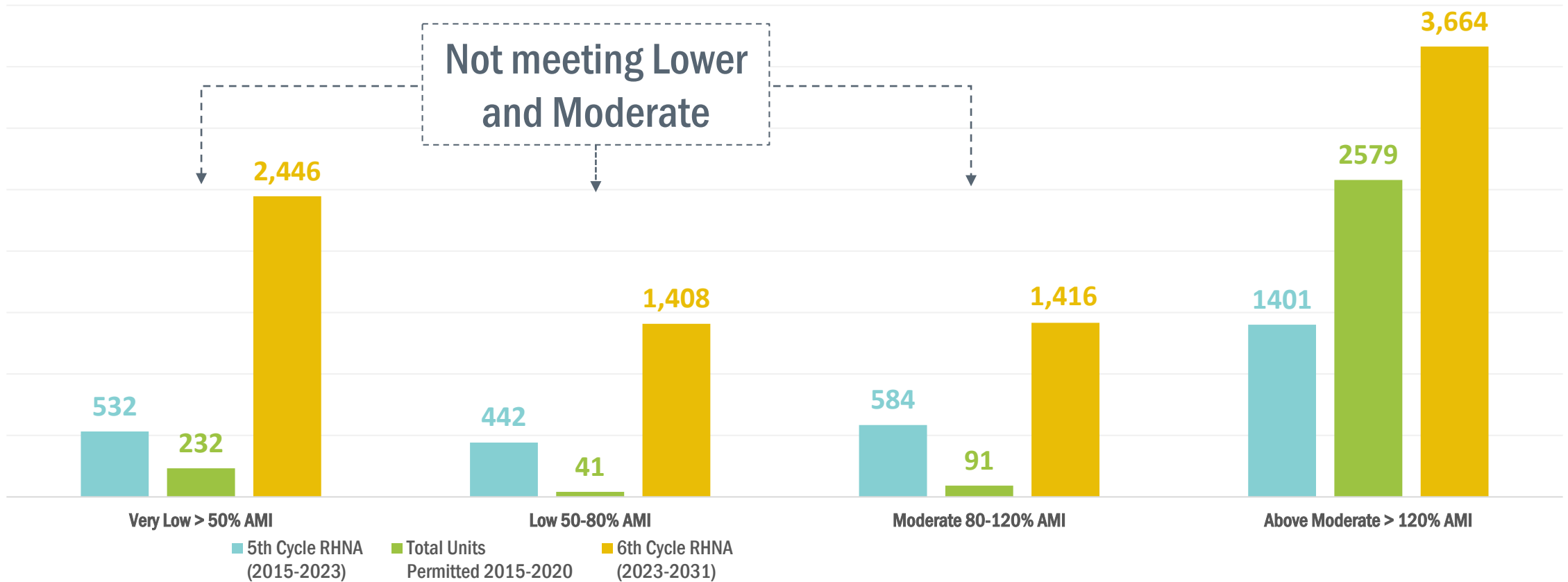
Source Berkeley Rent Stabilization Board, 2021 Q1 Report

~ 1,900 affordable units

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

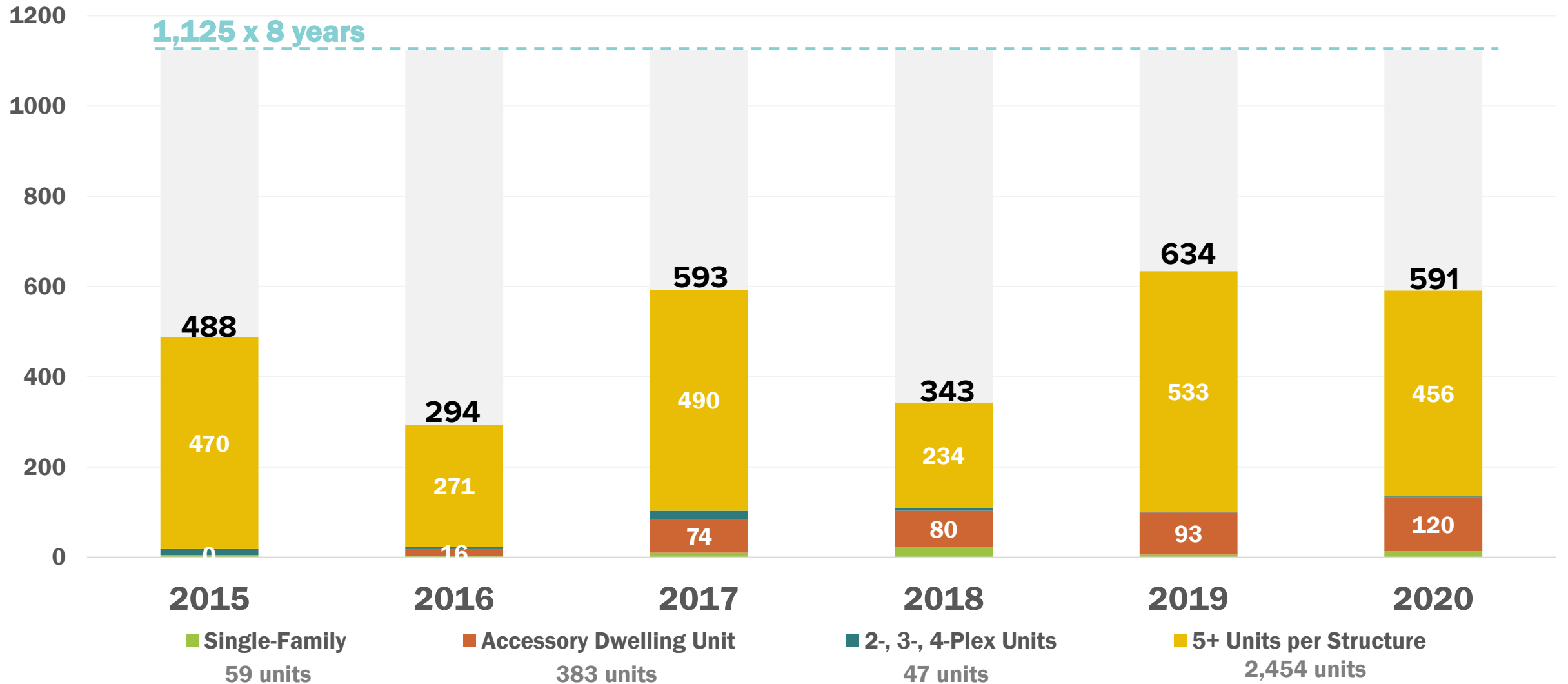
Regional Housing Needs Allocation (RHNA)

5th & 6th cycle

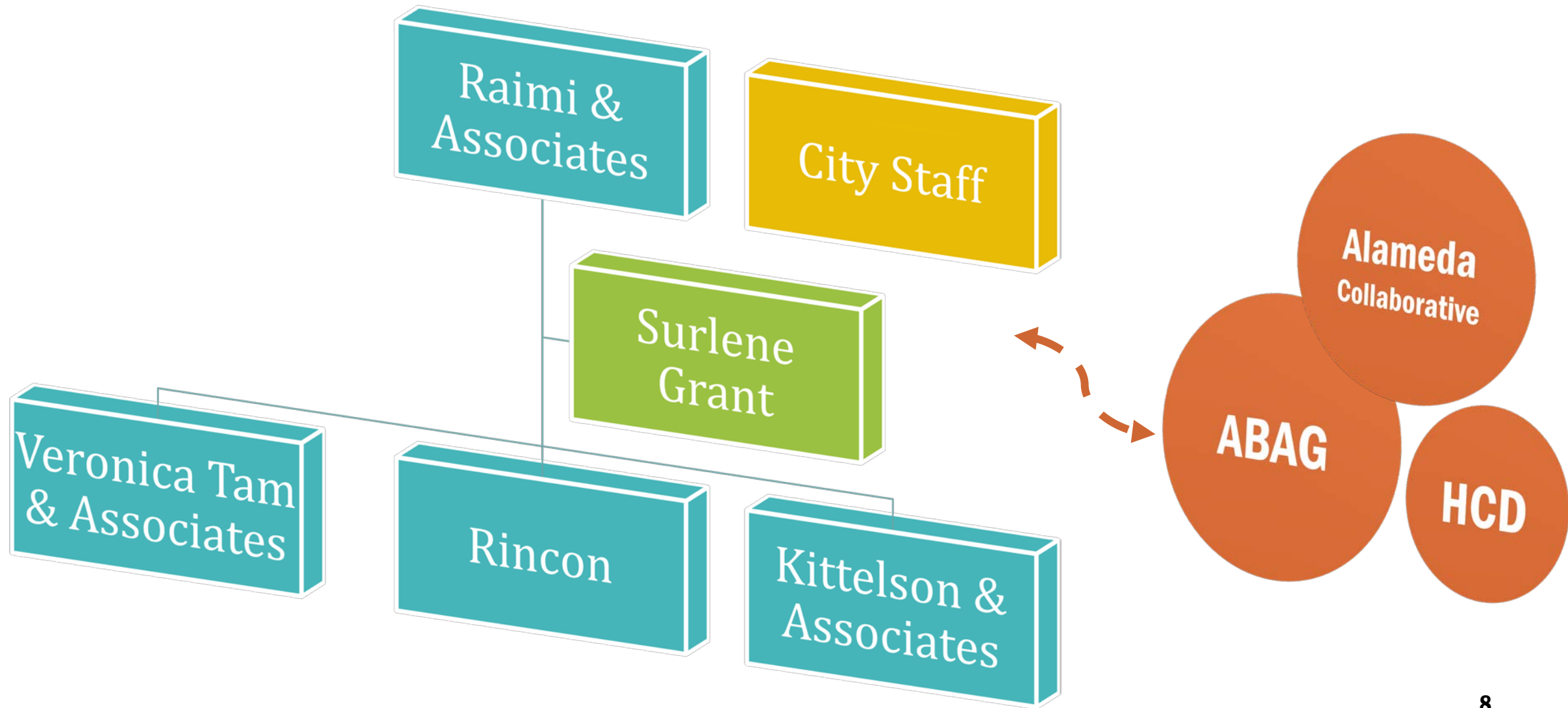


Streamlined Ministerial Approval for eligible 50% affordable projects (SB 35)

Permitted Units by Category 2015-2020



Housing Element Team



CITY COUNCIL KEY PRINCIPLES



HOUSING ELEMENT UPDATE SCOPE

Task 1 – Project Management

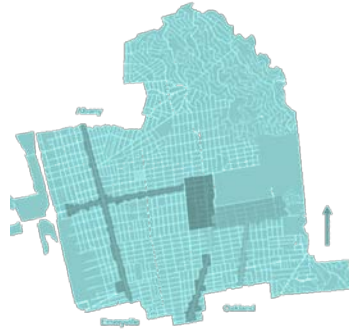
Task 2 – Community Outreach and Engagement

Task 3 – Updating the Housing Element

- Housing Needs Assessment
- Constraints Analysis
- Sites Assessment & Inventory
- Goals, Policies & Programs

Task 4 – Environmental Review

City Council Rezoning Strategies

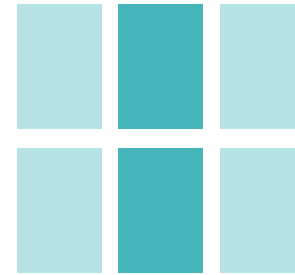


Prioritize in PDAs

Adeline, Downtown, San Pablo, Shattuck, Telegraph, University

Transit + Commercial Corridors

Min. 15-minute peak headways



R-1, R-1A, R-2, and R-2A
Up to 2-3-4 units per parcel (including ADUs, JADUs), and division of units.

Variety and flexibility of housing types and tenure

- Equitable Neighborhood Scale Housing
- Ensure similar scale and form as existing residential.
- Maintain historic fabric and character

April 23, 2019. *Missing Middle Housing Report*. Berkeley City Council.
https://www.cityofberkeley.info/Clerk/City_Council/2019/04_Apr/Documents/2019-04-23_Supp_2_Reports_Item_32_Rev_Droste_pdf.aspx

February 23, 2021. *Resolution to End Exclusionary Zoning in Berkeley*. Berkeley City Council.
https://www.cityofberkeley.info/Clerk/City_Council/2021/02_Feb/Documents/2021-02-23_Item_29_Resolution_to_End_Exclusionary.aspx

New Rules for Moderate & Above Moderate Income Sites (AB 725)

By-Right for Duplexes, Lot Split in Single-Family Zones (SB 9)

Integrate with Concurrent Planning Efforts

	Jul – Sep 2021	Oct - Dec 2021	Jan - Mar 2022	Apr - Jun 2022	Jul – Sep 2022	Oct - Dec 2022	Jan 2023
HOUSING ELEMENT							
ZORP 1- Base Zoning Ordinance			Zoning & General Plan Amendments				
ZORP 2- Objective Standards							
Southside Zoning Update							
Ashby / N Berkeley BART							
Citywide Affordable Housing Req.							
San Pablo Av PDA Specific Plan							>>

Rezoning Timing for Lower Income RHNA

Rezoning Needed for Lower-Income RHNA

Jan 2023

If Needed Rezoning is Adopted After Deadline

Reused sites → new site 20% lower-income

Additional sites to accommodate for lower-income RHNA

REUSED SITES

By-right approval for projects with 20%+ affordable to lower income households

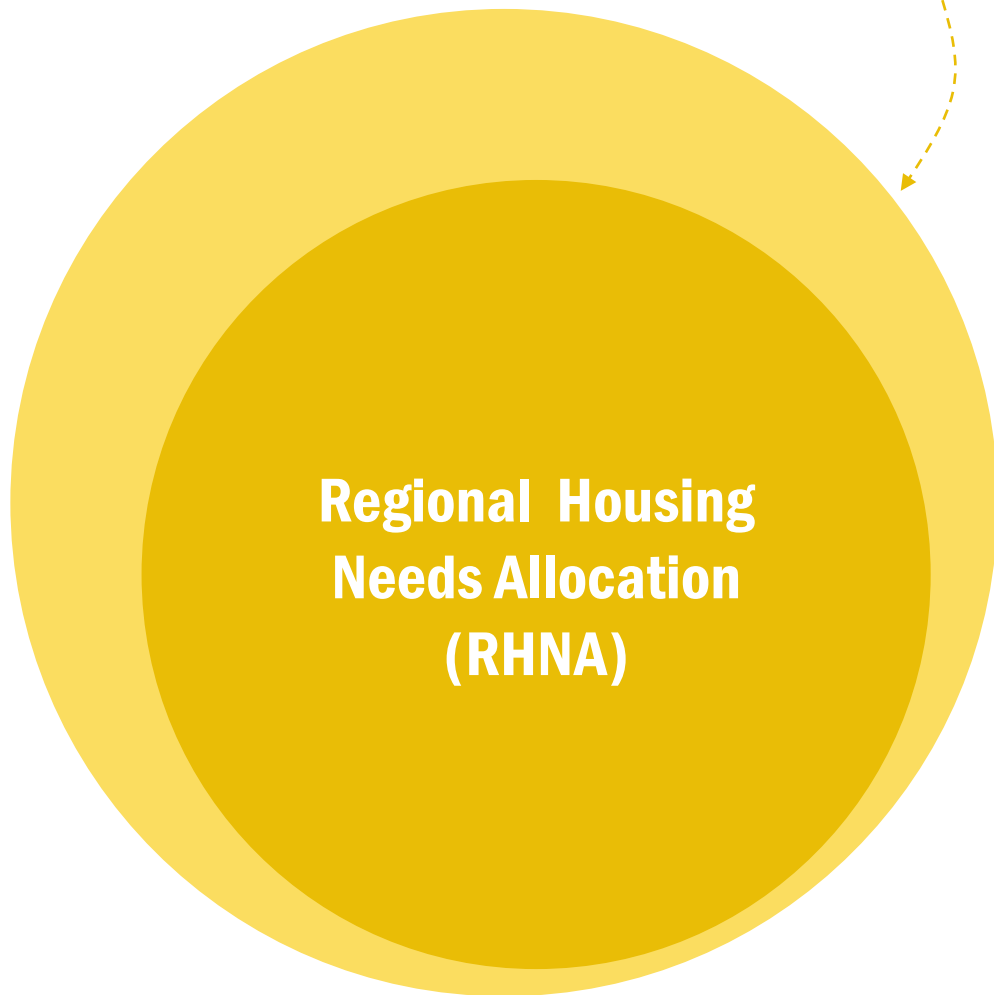
REZONED / UPZONED SITES

By-right approval for 20%+ affordable, with a density of 30 du/acre and minimum 16 units on site.

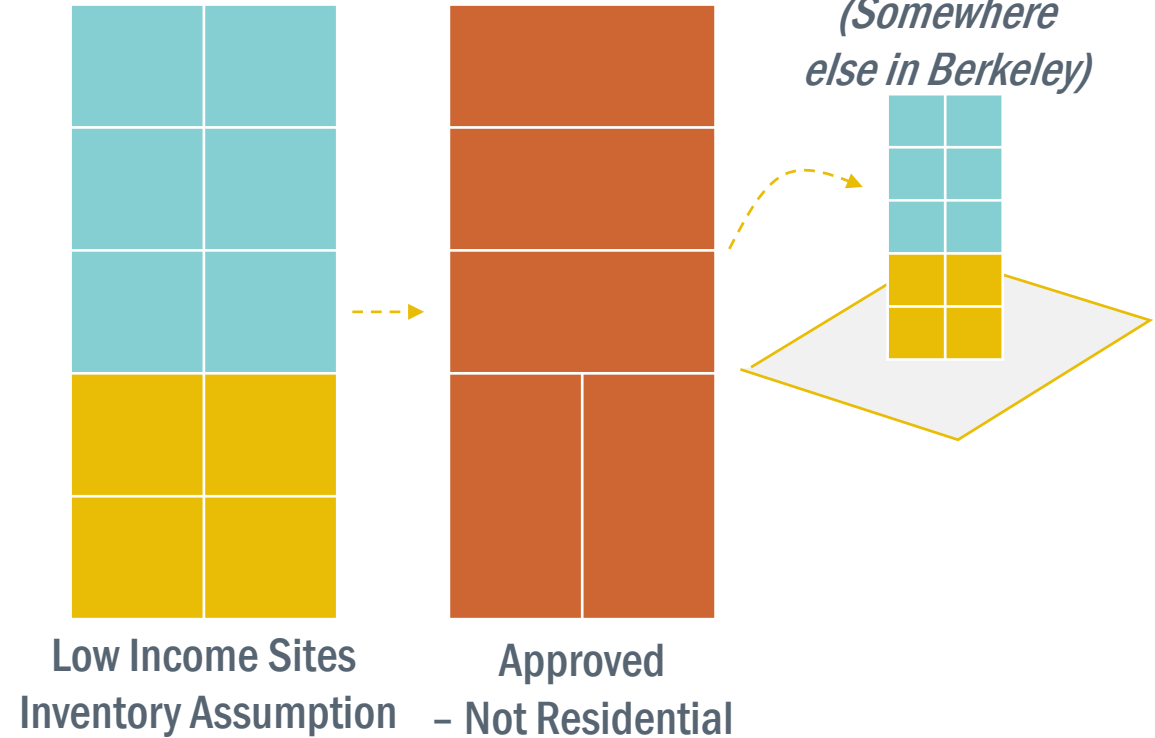
New Rules for Lower Income Sites (AB 1397)

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

Additional HCD scrutiny on....



Small Sites
< 0.5 acres



Non-Vacant Sites

- City is not required to *build* or *finance* the housing, but must *plan and zone* 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 (nonprofit & for profit) to construct housing units

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



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



Public Safety

Wildfires

Physical Features

Pollution

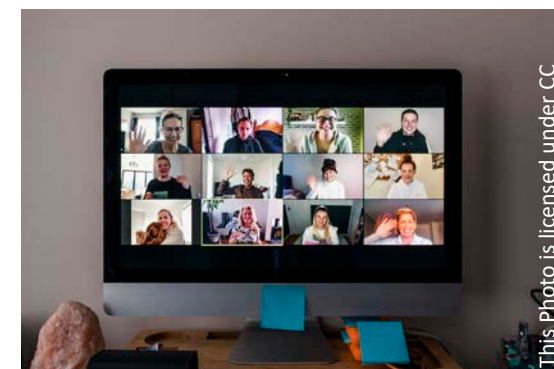


Affirmatively Furthering Fair Housing (AB 686)

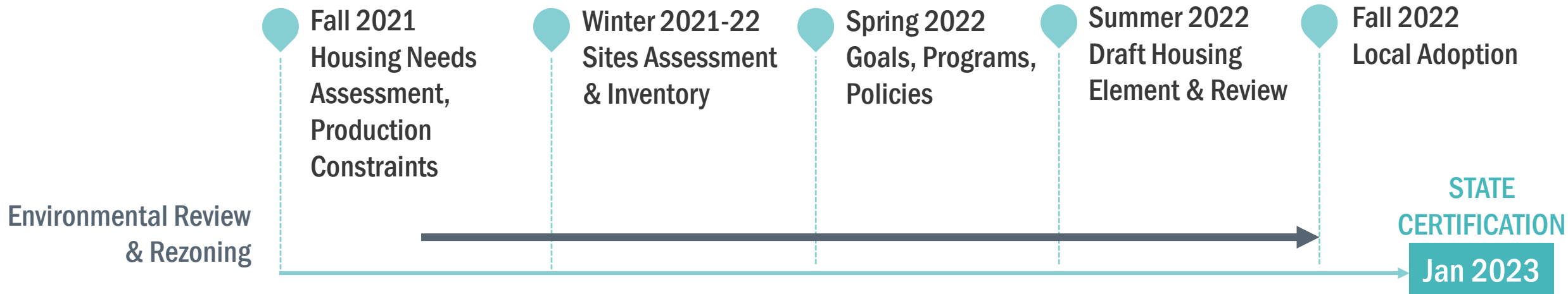
COMMUNITY ENGAGEMENT GOALS

- Tailor engagement strategies and approaches to the local context
- Open and transparent process
- Promote and advertise public participation and opportunities
- Leverage input at various points in the process
- Provide a variety of opportunities for convenience
- Flexibility, in-person and remote engagement
- Communicate clearly and visually, simplify complex concepts
- Space for participants to be their authentic selves, speak native language
- Specific attention to equity and typically underrepresented
- Maintain positive discourse and dialogue

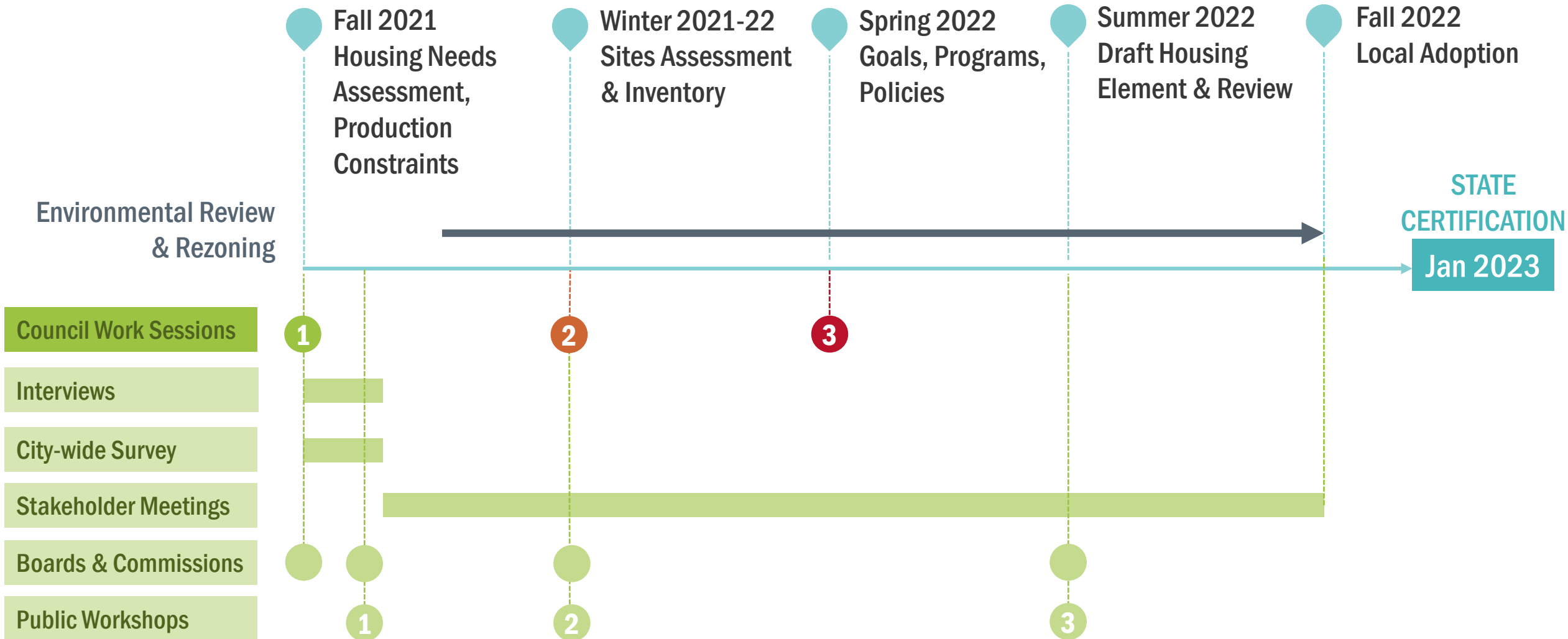
OUTREACH & ENGAGEMENT STRATEGIES



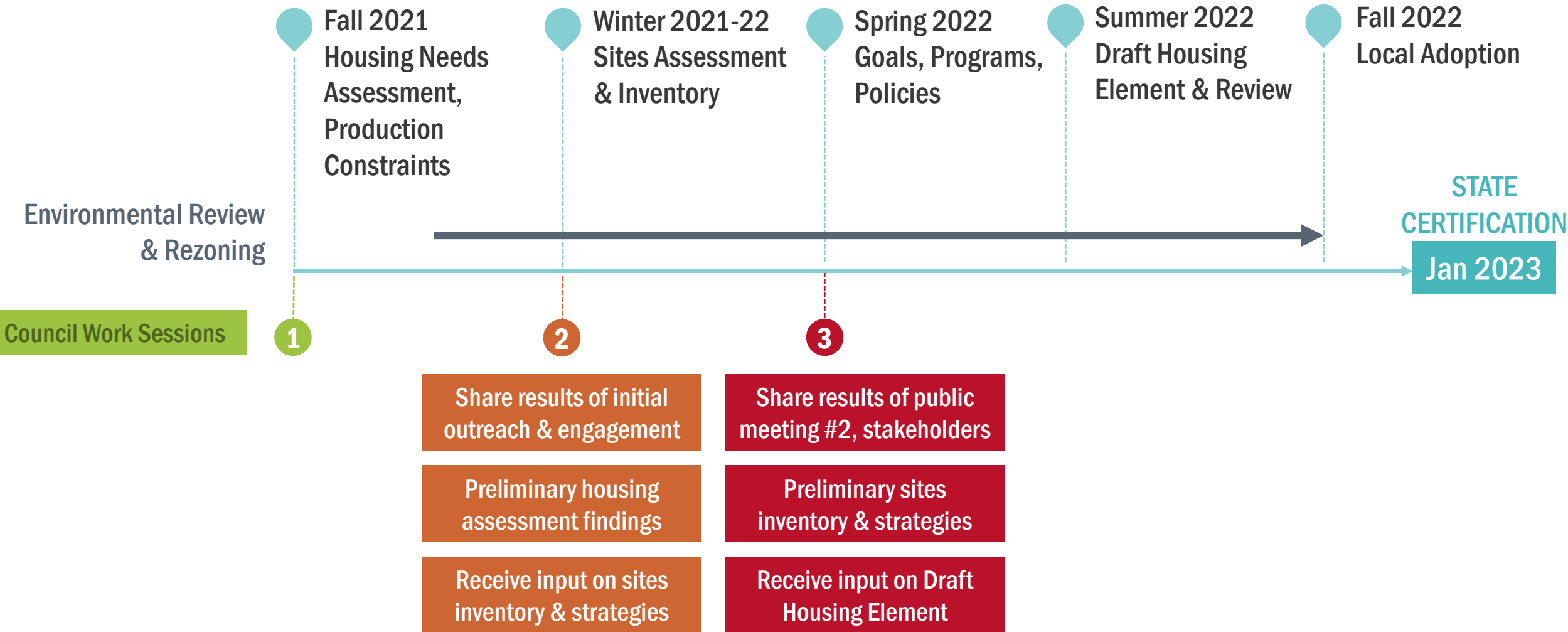
The 6th Housing Element Update Process



The 6th Housing Element Update Process



The 6th Housing Element Update Process



Thank You



www.cityofberkeley.info/HousingElement



HousingElement@cityofberkeley.info