HOUSING ELEMENT UPDATE
6th Cycle 2023-2031
Environmental Impact Report (EIR)
Notice of Preparation (NOP) Scoping Meeting
February 9, 2022
1. Housing Element Overview
2. Preliminary Sites Inventory Capacity
3. CEQA and EIR Scoping Meeting
Required Element of the General Plan
Must be updated every 8 years and certified by HCD
Currently planning for the 6th cycle (2023-2031)
Statutory deadline is January 31, 2023
Bay Area: 441,176 units
Berkeley: 8,934 units
Housing Element includes...

1. **Housing Needs Assessment**
   - Demographic trends and needs, including Special Needs populations

2. **Evaluation of Past Performance**
   - How we did in the 5th Cycle Housing Element

3. **Housing Sites Inventory**
   - Likely Sites, Pipeline Sites and Opportunity sites, by income level

4. **Constraints Analysis**
   - Barriers to housing development

5. **Policies & Programs**
   - Address identified housing needs

6. **Community Engagement**
   - Residents, businesses, stakeholders, policy-makers
The 6th Housing Element Update Process

- **Fall 2021**: Housing Needs Assessment, Production Constraints
- **Winter 2021-22**: Sites Inventory, Programs, Policies
- **Spring 2022**: Preparing Draft Housing Element
- **Summer/Fall 2022**: Draft Housing Element & Review
- **Winter 2022-2023**: Local Adoption
- **Environmental Review**

- **Spring 2022**: Preparing Draft Housing Element
- **Summer/Fall 2022**: Draft Housing Element & Review
- **Winter 2022-2023**: Local Adoption

- **State Review/Certification**
  - **HCD Review**: May 2023
  - **Environmental Review**: Winter 2021-22
  - **Sites Inventory, Programs, Policies**: Winter 2021-22
  - **Preparation Draft Housing Element**: Spring 2022
  - **Review Draft Housing Element & Review**: Summer/Fall 2022

- **Adoption**
  - **Jan 2023**: Adoption
  - **Adoption**: Winter 2022-2023

**We Are Here**
Berkeley currently has **Approx. 52,000 housing units**

**Source**: Census 2020, State Dept of Finance

**Regional Housing Needs Allocation (RHNA)**

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>2,959</td>
<td>2,943</td>
<td>8,943</td>
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<tr>
<td>1401</td>
<td>2,579</td>
<td>3,664</td>
</tr>
<tr>
<td>584</td>
<td></td>
<td>1,416</td>
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<tr>
<td>442</td>
<td></td>
<td>1,408</td>
</tr>
<tr>
<td>532</td>
<td></td>
<td>2,446</td>
</tr>
</tbody>
</table>

+ **202%**

**Source**: Revised 2015-2020 APR, accepted by HCD on July 14, 2021

Approx. 52,000 housing units"
Meeting the RHNA

A key certification criteria that HCD looks at closely

- Adequate Sites
- Zoned Appropriately
- Available for residential use
- Capacity to provide units, by income level, required by RHNA
- Meet HCD’s criteria (physical characteristics, density)
Meeting the RHNA: Sites Inventory

**Likely Sites**
- ADU Trend
- N Berkeley & Ashby BART
- Approved Projects since 2018

**Pipeline Sites**
Projects under Review

**Opportunity Sites**
- Vacant Land Use
- Non-residential Building > 30 yrs old
- Built at ≤ 35% capacity (e.g. density, height)
- Federal, State, County-owned
- Condo or Large Apartment Bldg
- Historically-sensitive
- Rent-Controlled Units
- Most Supermarkets
Screen & Evaluate

+ Transit, Jobs and Schools, Amenities (e.g. Services and Parks), Grocery and Retail

- Wildfire, Flood, Pollution

Affirmatively Furthering Fair Housing

Racial Diversity
Concentration of Poverty
Environmental Equity
Community Benefits

Ensure affordable housing is distributed and balanced in “high opportunity” neighborhoods.
Potential Zoning Code Amendments

### Priority Development Areas (PDAs)
- **Downtown, University, San Pablo, Shattuck, Telegraph Adeline (not included)**

### Southside Plan Area
- Increased height and coverage; 12 story within the original R-SMU and the C-T north of Dwight

### Transit + Commercial Corridors
- Min. 15-minute peak headways

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**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**

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**July 12, 2018**, Allow increased development potential in the Telegraph Commercial (C-T) District between Dwight Avenue and Bancroft Avenue. [Link]

**April 4, 2017**, Create a citywide Use Permit process to allow non-commercial use on the ground floor. [Link]

**May 30, 2017**, Develop a pilot Density Bonus Program for the C-T District. [Link]

**October 31, 2017**, Facilitate student housing by increasing the height and Floor Area Ratio (FAR) in the portions of the R-SMU, R-5 and R-3 District [Link]

**January 23, 2018**, More Student Housing Now Resolution. [Link]

**May 1, 2018**, Convert commercial space into residential use within all districts in the Southside located west of College Avenue. [Link]

**November 27, 2018**, Move forward with parts of More Student Housing Now resolution and implementation of SB 1227. [Link]
1. Meeting the RHNA
2. HCD Methodology
3. Preliminary Sites Inventory Capacity
4. Environmental Impact

Using HCD’s Capacity Methodology

CAPACITY ≠ HOUSING PRODUCTION
> City is not required to build or finance the housing
> Does not automatically authorize the construction of housing units
> No obligation by property owner to take action
> Reliant on the development industry (market rate/affordable) to construct
## Preliminary Sites Capacity

<table>
<thead>
<tr>
<th></th>
<th>Very Low &gt;50% AMI</th>
<th>Low 50-80% AMI</th>
<th>Moderate 80-120% AMI</th>
<th>Above Moderate &gt;120% AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RHNA</td>
<td>2,446</td>
<td>1,408</td>
<td>1,416</td>
<td>3,684</td>
<td>8,934</td>
</tr>
<tr>
<td>ADU Trend</td>
<td>240</td>
<td>240</td>
<td>240</td>
<td>80</td>
<td>880</td>
</tr>
<tr>
<td>BART Properties</td>
<td>210</td>
<td>210</td>
<td></td>
<td>780</td>
<td>1,200</td>
</tr>
<tr>
<td>Entitled projects (after 2018)</td>
<td>176</td>
<td>182</td>
<td>15</td>
<td>2,755</td>
<td>3,128</td>
</tr>
<tr>
<td>Remaining RHNA</td>
<td>1,820</td>
<td>776</td>
<td>1,161</td>
<td>49</td>
<td>3,806</td>
</tr>
<tr>
<td>Buffer (15% of remaining RHNA)</td>
<td>273</td>
<td>16</td>
<td>174</td>
<td></td>
<td></td>
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<tr>
<td>Requirement</td>
<td>1,526</td>
<td>45</td>
<td>68</td>
<td>2,166</td>
<td>2,426</td>
</tr>
<tr>
<td>Applications under review or expected</td>
<td>94</td>
<td>25</td>
<td>68</td>
<td>1,404</td>
<td>1,624</td>
</tr>
<tr>
<td>Application submitted in 2021</td>
<td>94</td>
<td>25</td>
<td>68</td>
<td>1,404</td>
<td>1,624</td>
</tr>
<tr>
<td>Application Submitted before 2021</td>
<td>43</td>
<td>20</td>
<td>-</td>
<td>362</td>
<td>515</td>
</tr>
<tr>
<td>Anticipated</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>287</td>
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<tr>
<td>Potential Additional Sites</td>
<td>1,526</td>
<td>1,526</td>
<td>2,351</td>
<td>3,171</td>
<td>8,574</td>
</tr>
<tr>
<td>High Priority (&gt;0.5 acre)</td>
<td>1,063</td>
<td>1,063</td>
<td>248</td>
<td>656</td>
<td>3,029</td>
</tr>
<tr>
<td>Medium (0.35-0.49 acre)</td>
<td>464</td>
<td>464</td>
<td>463</td>
<td>463</td>
<td>1,853</td>
</tr>
<tr>
<td>Low priority (&lt;0.35 acre)</td>
<td>1,640</td>
<td></td>
<td>2,052</td>
<td></td>
<td>3,692</td>
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<tr>
<td>Surplus/deficit</td>
<td>(430)</td>
<td>679</td>
<td>1,084</td>
<td>4,788</td>
<td>6,630</td>
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<tr>
<td>Surplus/deficit of combined very low and low income</td>
<td>249</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**DRAFT**
HCD Opportunity Sites Capacity Methodology

Max Density ≥ 75 du/ac
- Capacity for more than 50 units
  - 0.35-0.5 acres
    - > 0.5 acres
      - Very Low
  - 0.35-0.5 acres
    - > 0.5 acres
      - Low

Max Density < 75 du/ac
- Capacity for 31-50 units
  - 0.35-0.5 acres
    - > 0.5 acres
      - Moderate
- Capacity for up to 30 units
  - < 0.35 acres
    - 0.35-0.5 acres
      - > 0.5 acres
        - Above Moderate
Preliminary Sites Inventory Capacity

HCD combines
Lower < 80% AMI

- Likely Sites
- Pipeline Sites
- Opportunity Sites

<table>
<thead>
<tr>
<th>AMI Category</th>
<th>Likely Sites</th>
<th>Pipeline Sites</th>
<th>Opportunity Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low &lt; 50% AMI</td>
<td>1527</td>
<td>137</td>
<td>626</td>
</tr>
<tr>
<td>Low 50-80% AMI</td>
<td>1527</td>
<td>45</td>
<td>632</td>
</tr>
<tr>
<td>Moderate 80-120% AMI</td>
<td>2351</td>
<td>385</td>
<td>3615</td>
</tr>
<tr>
<td>Above Moderate &gt; 120% AMI</td>
<td>3171</td>
<td>1666</td>
<td>8,452</td>
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RHNA vs. Preliminary Sites Inventory Capacity

<table>
<thead>
<tr>
<th></th>
<th>Prelim Sites Inventory Capacity</th>
<th>RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower &lt; 80% AMI</td>
<td>4494</td>
<td>3854</td>
</tr>
<tr>
<td>Moderate 80-120% AMI</td>
<td>2674</td>
<td>1416</td>
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<tr>
<td>Above Moderate &gt; 120% AMI</td>
<td>8452</td>
<td>3664</td>
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</table>
Existing RHNA Sites Inventory EIR

- Existing Housing Units
- 6th Cycle RHNA
- Preliminary Sites Inventory
- Add’l EIR Buffer

<table>
<thead>
<tr>
<th>Existing</th>
<th>6th Cycle RHNA</th>
<th>Preliminary Sites Inventory</th>
<th>Sites Inventory + EIR Buffer</th>
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</thead>
<tbody>
<tr>
<td>52,000</td>
<td>52,000</td>
<td>52,000</td>
<td>52,000</td>
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RHNA (8,943 units)

Sites Inventory

EIR

Item 10 - Presentation
Planning Commission
February 9, 2022
**Additional EIR Buffer**

<table>
<thead>
<tr>
<th>Existing Housing Units</th>
<th>6th Cycle RHNA</th>
<th>Preliminary Sites Inventory</th>
<th>Add’l EIR Buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td>52,000</td>
<td>8,943</td>
<td>15,620</td>
<td>1,770</td>
</tr>
<tr>
<td>60,943</td>
<td>67,620</td>
<td>69,390</td>
<td></td>
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</table>

**ANALYZE ADDITIONAL UNITS FOR EIR**

1. **+1,200 units** at BART sites to match current EIR assumptions
2. **+770 units** to accommodate for R-1 and R-1A rezoning
3. **+1,000 units** to accommodate Southside rezoning in R-S and R-SMU

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1. October 2021, Ashby and North Berkeley BART Station TOD DEIR. [Link](https://www.cityofberkeley.info/bartplanning)
3. July 2020, Southside Zoning Ordinance Amendments Project Initial Study. [Link](https://www.cityofberkeley.info/southsideplan)
CEQA

1. Purpose
2. Draft EIR
3. CEQA Topics
4. EIR Process
5. Scoping Meeting & Comments
California Environmental Quality Act (CEQA)

Purpose of CEQA:

> Disclose the potential significant environmental effects of proposed actions
> Identify ways to avoid or reduce adverse environmental effects
> Consider feasible alternatives to proposed actions
> Foster interagency coordination in the review of projects
> Enhance public participation in the planning process
What’s in a Draft Environmental Impact Report (EIR)?

> A project description
> An environmental setting
> Evaluation of environmental impacts
  > Thresholds of significance
  > Mitigation measures
> Project alternatives
  > A meaningful discussion of project alternatives that would reduce adverse environmental impacts
List of CEQA Topics

- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Energy
- Wildfire
- Public Services
- Transportation
- Land Use and Planning
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Tribal Cultural Resources
- Population and Housing
- Aesthetics/Visual
- Recreation
- Noise
- Air Quality
- Mineral Resources
- Greenhouse Gas Emissions
- Utilities and Service Systems
Environmental Impact Report (EIR) Process

We Are Here
Purpose of the Scoping Meeting

> Inform the community and concerned agencies about the project and the EIR
> Solicit input regarding the EIR scope, issues of concern, potential alternatives, and mitigation measures
> Inform the community about future opportunities for input
We Welcome Comments Regarding:

> The scope, focus, and content of the EIR
> Mitigation measures to avoid or reduce environmental effects
> Alternatives to avoid or reduce environmental effects
> Please submit written comments by Monday, February 21, 2022 to:

Grace Wu
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Or via email GWu@cityofberkeley.info