



Office of the Mayor

## ACTION CALENDAR

March 10, 2020

Revised for Policy Committee  
March 18, 2021

To: Honorable Members of the City Council

From: Mayor Jesse Arreguín

Subject: Tenant Opportunity to Purchase Act, Adding BMC Chapter 13.89

### RECOMMENDATION

1. Adopt a first reading of an ordinance adding Berkeley Municipal Code Chapter 13.89, the Tenant Opportunity to Purchase Act (TOPA), that will take effect on final adoption with an implementation start upon completion of Administrative Regulations and funding of related program costs; and
2. Direct the City Manager to take all necessary steps to implement this chapter including, but not limited to:
  1. Developing Administrative Regulations;
  2. Preparing an implementation strategy;
  3. Identifying resources to align databases from Finance, Planning, and the Rent Board to accurately reflect the properties that would be subject to TOPA;
  4. Determining necessary staffing for program administration and hearing officers for adjudication and hiring staffing to support the program upon implementation;
  5. Timelines for project “roll-out”;
  6. Determining appropriate amount of funding needed to support the acquisition of TOPA properties and identify recommending possible funding sources;
  7. Quantifying an annual program budget and referring such program costs to the June 2021~~0~~ Budget process.

### SUMMARY

TOPA is a policy that empowers tenants to determine the future of their housing when ~~an~~ rental property owner is ready to sell, by giving tenants the opportunity to collectively purchase the property they live in. It does this by creating legal rights for

tenants to purchase or assign rights to an affordable housing developer, and providing technical assistance, education, and financing to help make these purchases possible. TOPA provides a way to stabilize existing housing for tenants and preserve affordable housing in Berkeley. It also creates pathways for tenants to become first-time homeowners and facilitates democratic residential ownership. TOPA will apply to all rental properties in Berkeley, subject to a number of exemptions:

1. Any Rental Property comprised entirely of owner-occupied Rental Units, including any owner-occupied Single-Family Dwelling
2. Any Accessory Dwelling Unit (inclusive of any junior Accessory Dwelling Unit) located on the same parcel of an owner-occupied Single Family Dwelling or owner-occupied Accessory Dwelling Unit
3. Transfers to family members
4. Transfers by inheritance
- 4.5. Sale of properties of 4 units or less for the purpose of paying imminently necessary health care expenses of an Owner of the Rental Property, including owner-occupied Single-Family/Owner-Occupied properties, including those with an Accessory Dwelling Unit (ADU) or other secondary dwelling unit, that do not have a homeowner exemption registered with the County Tax Assessor.

Owners of rental properties that are exempt can receive the benefit of TOPA incentives if they comply voluntarily with TOPA policies and procedures.

The first right to purchase is conferred to tenants, and includes a right of first offer, right of first refusal, and a right for tenants to assign rights to a qualified affordable housing organization. The ability to assign rights benefits tenants who cannot purchase but wish to maintain affordable tenancies. It also benefits affordable housing developers as tenant buy-in is often critical to the successful management of the property. If tenants waive their rights, the list of qualified affordable housing organizations have a second opportunity to purchase the property ~~within shorter timelines~~. Qualified affordable housing organizations are vetted and must meet criteria such as being committed to permanent affordability and democratic residential control. ~~Assigning rights in this manner also benefits the affordable housing developers, especially community land trusts, as the tenant buy-in is often critical to the successful management of the property.~~

The policy is designed to maintain-preserve existing affordable housing and create new properties purchased under TOPA as permanently-affordable housing for future generations. Any TOPA property that receives City investment would be deed restricted to ensure that the property remains permanently affordable. ~~TOPA properties that are~~

~~purchased without City investment would also have a deed restricted upper limit for property appreciation. This would result in the accessibility of those properties to serve tenants around 80% AML.~~

Multi-tenant buildings that include a mix of TOPA buyers and tenants who wish to continue renting will be required to ensure tenant protections and the enforcement of tenant's rights. This will prevent any internal displacement caused by the exercising of TOPA rights.

TOPA sales have longer escrow periods in order to provide tenants time to organize, engage technical assistance, form an organization that would qualify for financing, and obtain the necessary financing to close a transaction. In order to incentivize owners to participate in a TOPA sale, owners who sell to tenants or a qualified organization will receive a refund in the amount of ~~since it may potentially take more time, upon close of escrow the City would refund to the seller~~ the City's portion of the Real Property Transfer Tax (.75%) not including the proportional amount attributed to Measure P. ~~Recent~~ ~~†~~ transactions from the previous 12 months, including asking vs. sales price and days on the market, were gathered from the MLS Zillow and provided in Attachment 2.

Moving forward a TOPA policy will require detailed Administrative Regulations and a well-funded infrastructure to administer and enforce the policy. There is also a vital need to provide adequate education, legal and technical assistance to tenants as part of the implementation. As such, there is a requirement for tenants to engage a City approved supportive partner to assist in all aspects of the transaction, including submitting the initial offer. Finally, a more robust and vibrant acquisition fund will be required that can work efficiently with the TOPA ordinance. This funding could be accommodated through the Small Sites Program with potential funding coming from Measure U1 tax receipts, the Housing Trust Fund, and Measure O or through another funding mechanism including grants and future regional subsidy<sup>1</sup>.

## BACKGROUND

Since 2015, Mayor Arreguin and community-based organizations such as the East Bay Community Law Center (EBCLC), Bay Area Community Land Trust, ~~and~~ Northern California Land Trust (NCLT) and tenants' rights organizations have been researching TOPA's effectiveness as an anti-displacement strategy in Berkeley, to be paired with a robust Small Sites acquisition program.

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<sup>1</sup> [https://www.google.com/url?q=https://abag.ca.gov/sites/default/files/documents/2021-02/Launching%2520BAHFA-Regional%2520Housing%2520Portfolio\\_2-24-21\\_v6.pdf&sa=D&source=editors&ust=1615589062074000&usq=AOvVaw3u4K\\_b2vbj9BZ2J41dWjql](https://www.google.com/url?q=https://abag.ca.gov/sites/default/files/documents/2021-02/Launching%2520BAHFA-Regional%2520Housing%2520Portfolio_2-24-21_v6.pdf&sa=D&source=editors&ust=1615589062074000&usq=AOvVaw3u4K_b2vbj9BZ2J41dWjql)

On February 14, 2017, Mayor Arreguin introduced a Council item entitled “*Small Sites Acquisition Program and Tenant Opportunity to Purchase Act*”<sup>2</sup> which among other provisions, referred to the City Manager to:

Review and develop an ordinance modeled after Washington D.C.’s Tenant Opportunity to Purchase Act that offers existing tenants the first right of refusal when property owners place rental property on the sale market, which can be transferred to a qualifying affordable housing provider.

On May 30 and November 28, 2017, the Berkeley City Council adopted the “*Affordable Housing Action Plan*”<sup>3</sup> which included a referral to staff to develop a Tenant Opportunity to Purchase Ordinance (TOPA) modeled after a Washington DC law that was enacted in 1980. On June 11, 2019, City staff returned to Council with an Information item<sup>4</sup> that outlined its research and discussed the administration and implementation requirements. This item was referred to the Agenda & Rules Committee for scheduling at a future Council meeting. On September 24, 2019, the information item was included on the Consent Calendar with an action of “received and filed”.

Since the last date of Council action, the Mayor’s Office has been working to develop a TOPA ordinance, which has been drafted by the East Bay Community Law Center (EBCLC), with a diverse group of stakeholders including EBCLC, the Northern California Community Land Trust (NCLT), Bay Area Community Land Trust (BACLt), tenant advocates, legal professionals that specialize in tenant rights, experts familiar with the Washington DC policy and its implementation history, and City of Berkeley staff from the City Attorney’s Office, Planning Department, HHCS, Finance and the Rent Board.

Additionally, in September 2019, City Planning staff and the East Bay Community Law Center applied for a grant from the San Francisco Foundation as part of the Partnership for the Bay’s Future initiative. The Grant purpose was to be used for technical assistance to jurisdictions for projects focused on protection and preservation of affordable housing that result in measurable benefits for tenants. Staff applied for the grant in response to the Berkeley City Council directive, in part, to develop a TOPA policy as part of the City’s Housing Action Plan (HAP), adopted in 2017.

On February 4, 2020 the San Francisco Foundation officially announced the awards, one being the City of Berkeley and the East Bay Community Law Center, for the purposes of developing a Tenant Opportunity to Purchase ordinance and a Local

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<sup>2</sup> [https://www.cityofberkeley.info/.../2017-02-14\\_Item\\_18b\\_Small\\_Sites\\_Acquisition.aspx](https://www.cityofberkeley.info/.../2017-02-14_Item_18b_Small_Sites_Acquisition.aspx)

<sup>3</sup> [https://www.cityofberkeley.info/.../2017-11-14\\_Item\\_26\\_Implementation\\_Plan\\_for\\_Affordable\\_Housing.aspx](https://www.cityofberkeley.info/.../2017-11-14_Item_26_Implementation_Plan_for_Affordable_Housing.aspx)

<sup>4</sup> [https://www.cityofberkeley.info/.../2019-06-11\\_Item\\_50\\_Referral\\_Response\\_Tenant\\_Opportunity\\_to\\_Purchase.aspx](https://www.cityofberkeley.info/.../2019-06-11_Item_50_Referral_Response_Tenant_Opportunity_to_Purchase.aspx)

## Housing Preference Policy. <sup>5</sup>

On March 4, 2020, the TOPA Ordinance was heard before the Land Use Policy Committee. There were well over 50 community comments, both in favor and against the policy as proposed. Policy Committee members provided feedback and questions to the Mayor's Office and team. It was clear that there was a greater need to seek more feedback from property owners and create more educational materials. Over the last year, the team has been intentional with outreach that included multiple conversations with the Berkeley Property Owners' Association (BPOA); a lengthy presentation/Q&A session with Berkeley Neighborhoods Council, which reached members of neighborhood associations across the City; and working with Councilmembers to host neighborhood meetings in D3 and D4 (McGee Spaulding Neighbors in Action). Additional groups that were contacted, including North and South Berkeley NOW, declined a presentation because they viewed the policy as outside of their scope of advocacy. BRIDGE Realtors request and met with the Mayor but delivered no substantive comments to the original submittal. The Mayor, with support from the TOPA team, held a Forum on Zoom that included the capacity for chat and email inbox for the event to address attendees' questions. Importantly, the Ordinance has been rewritten to improve clarity, reflecting the core concepts while revising timelines, based on stakeholder input. Additionally, the feedback from last year's LUPC meeting and feedback received over the last year has informed more modifications to the policy (such as removing the appraisal provision, limiting disclosures on the front end of the process, defining exemptions and modifying the permanent affordability restrictions (See Attachment 5).

## CURRENT SITUATION AND ITS EFFECTS

### ***Housing Affordability and Regional Impacts***

At the end of 1998, just before State-mandated vacancy decontrol took effect, the average rent in Berkeley's 20,000 apartments built before 1980 was \$720 a month. Twenty years later the average rent for these same units is \$1,956. If rents had risen only by the rate of inflation, they would average \$1,150 a month. In the last five years alone, rents have increased by 50 percent. Similarly, in 2000 the median home price in Berkeley was \$380,000, rising to \$704,000 in 2013 and by 2019 it had reached \$1,300,000.<sup>6</sup>

Rents in Berkeley and the greater Bay Area continue to rise, with low vacancy rates.<sup>7</sup> Future trends are indicating additional loss of naturally occurring affordable housing, according to the County of Alameda Regional Analysis of Impediments to Fair Housing

<sup>5</sup> <https://sff.org/partnership-for-the-bays-future-marks-one-year-anniversary/>

<sup>6</sup> [Housing for a Diverse, Equitable and Creative Berkeley, July 16, 2019](#)

<sup>7</sup> <https://www.huduser.gov/portal/publications/pdf/OaklandCA-comp-17.pdf>

Choice (IFHC). As an example: for decades, a 13-unit complex on Solano Ave. housed a mix of residents — including, teachers, business owners and a 96-year-old woman. The property is rent-controlled and subject to Berkeley’s eviction protections, but the owners invoked the Ellis Act that permits full-building evictions if the property is removed from the rental market altogether (the owners intend to convert the building to a “tenancy-in-common” and sell the units at market rates).<sup>8</sup>

Anecdotal research, received from local real estate brokers, when the policy was presented in 2020 over the past two months, indicate a desire to increase returns on investment as well as concerns about buyers moving away from the multi-unit property market.<sup>9</sup> Due to rent control, tenant protections and eviction laws some owners are looking to sell multi-unit properties, however existing tenant rents impact the sales price. Some of the methods being utilized to raise rents, and therefore increase the property value for sale, include paying tenants to move out of the building, evictions for cause (when a case can be made), owner-move-in evictions, and Condo/Tenants-in-Common conversions.

### ***Economic Factors***

The COVID-19 crisis makes the passage of TOPA even more important and timely. As properties become distressed, some rental property owners will exit the rental market. TOPA could present opportunities for tenants or qualified organizations to purchase and stabilize those buildings, mitigating the potential displacement risk that was borne out in the 2008 recession. Moreover, TOPA builds on the passage of SB 1079, which was passed during the pandemic to give occupants of distressed properties priority in purchasing these dwellings as they enter foreclosure.<sup>10</sup>

~~As the Bay Area region experiences increased~~ The Bay Area’s economic growth and a high demand for housing, this growth is causing housing prices to rise that ~~then~~ displaces low-income residents. As seen throughout the IFHC report, low-income residents tend to also be minority residents. Therefore, continued growth of the region could lead to more displacement of minority residents and increased segregation unless certain actions are taken to encourage economic and racial/ethnic integration and access to stable affordable units in a range of sizes. Contributing factors affecting disproportionate housing needs include:

- Lack of private investments in specific neighborhoods
- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures

<sup>8</sup> <https://www.berkeleyside.com/2019/12/10/theyve-been-evicted-from-a-north-berkeley-building-now-they-want-to-buy-it-with-help-from-a-land-trust>

<sup>9</sup> <https://www.fool.com/millionacres/real-estate-market/articles/8-real-estate-market-predictions-2020/>

<sup>10</sup> <https://calmatters.org/commentary/my-turn/2020/10/the-affordable-housing-crisis-is-about-to-get-worse-heres-a-policy-that-will-help-renters/>



- Limited supply of affordable housing within neighborhoods
- Lack of economic support for low income home ownership

The National Low-Income Housing Coalition (NLIHC) ~~2020~~ *2018 Out of Reach Study* listed the Bay Area region as one of the least affordable areas in the United States. To be able to afford a two-bedroom market rate unit in Alameda County, a household would need to earn ~~\$44,794.23/~~ \$44,794.23/ ~~per-~~ per- hour ~~over~~ over ~~\$93,163~~ \$93,163 ~~102,000~~ 102,000 annually (“housing wage”). Comparatively, the average housing wage for California is ~~\$36,962.68/~~ \$36,962.68/ ~~per-~~ per- hour or ~~\$67,974~~ \$67,974 ~~77,000~~ 77,000 annually.

Regional Policy 6, as recommended by the IFHC, is to:

Increase homeownership among low- and moderate-income households by allocating funds for homeownership programs that support low- and moderate-income households. This would include down payment assistance, first time home buyer programs, Mortgage Credit Certificate, below market rate (BMR) homeownership programs and financial literacy and homebuyer education classes. There is also a requirement to promote the programs and any other existing programs through marketing efforts.<sup>11</sup>

### ***National Research on Ownership***

While today’s economy is strong and job growth high, there is a growing gap between rates of economic growth and the levels of income. Wages can be growing but not at the same rate as the economy. Many low to middle income people do not have enough money to cover the basic needs due to rising costs – especially in housing. These lower earnings lead to fewer assets and less wealth. For most Americans the greatest source of their wealth is their home, but home ownership is considerably lower than in past decades. Among African Americans, home ownership has decreased to a 60-year low.<sup>12</sup>

Providing ownership options for tenants is a mechanism to sustain affordability. According to the *Urban Institute’s Opportunity and Ownership Project*, creating ownership within existing rental units provides opportunities for low income renters that will keep their housing costs stable over many years. They suggest that, rather than providing housing subsidies at the Federal and State level for new construction, investing in existing housing would provide many more units at an affordable level (new construction – especially in a good economy – is increasingly expensive).<sup>13</sup>

<sup>11</sup> <http://www.acgov.org/cda/hcd/documents/Draft-AI-Combined2019-10-24.pdf>

<sup>12</sup> <http://wbur.org/hereandnow/2020/02/10/job-economy-middle-class>

<sup>13</sup> <https://www.urban.org/sites/default/files/publication/46626/411523-Promoting-Homeownership-among-Low-Income-Households.PDF>

Further academic analysis from the *Joint Center for Housing Studies, Harvard University* states: “Public policies attempt to subsidize these barriers to home buying for low-income people through tax policies, grants and other strategies. Current policies are, at best, inefficient and inequitable, and, at worst, ineffective. A more systematic approach would adhere to a set of operating principles including achieving scale, focusing on moving renters to ownership, targeting subsidies to underserved populations, creating incentives for repayment, and maximizing efficiency”.<sup>14</sup>

**City of Berkeley Housing Policies and TOPA Opportunity**

Housing production in Berkeley has accelerated but there remains a significant unmet need for affordable housing for low-income people. Compared to Berkeley’s 2014-2022 Association of Bay Area Governments’ (“ABAG”) Regional Housing Needs Allocation (RHNA) goals , between January 1, 2014 and December 31, 2019, Berkeley permitted 128% of its above moderate income allocation (+120% AMI), 23% of its moderate income allocation (81-120% AMI), 4% of its low income allocation(51 - 80% AMI), and 21% of its very low income (31 - 50% AMI) and extremely low income allocation (less than 30% AMI). Housing development has accelerated in Berkeley and while new permits issued from January 1, 2017 through December 31, 2018 exceed Regional Housing Needs Allocation (RHNA) requirements for above moderate incomes by 141%, affordable housing development is well below regional goals. The following table shows Berkeley’s progress toward its RHNA goals through December 2018.<sup>15</sup>

Progress towards 2014-2022 RHNA: Approved Building Permits January 1, 2014 – December 31, 2018							
Building Permit Action Year	Extremely Low Income (<31% AMI)	Very Low Income (31%-50% AMI)	Low Income (51%-80% AMI)	Moderate Income (81-120% AMI)	BMR Total	Above MOD	Total
January 1, 2014 – December 31, 2018	0	0	66	0	240	1,975	2,215
RHNA	20	20	442	584	1,558	1,401	2,959
Remaining RHNA Capacity Requirement	20	20	376	584		-574	
<b>Percent of Goal Achieved</b>	<b>0%</b>	<b>65%</b>	<b>15%</b>	<b>0%</b>		<b>141%</b>	

The current RHNA is for an 8.8-year period, from January 1, 2014 through October 31, 2022.

<sup>14</sup> <https://www.jchs.harvard.edu/sites/default/files/hbtl-08.pdf>

<sup>15</sup> [Item 13 Annual Housing Pipeline Report](#)



	RHNA Allocation	2014	2015	2016	2017	2018	2019	Total Units to Date	Percent of Goal Achieved	Remaining RHNA
VLI (<50% AMI)	532	15	59	16	10	1	11	112	21%	420
LI (51%-80% AMI)	442	0	17					17	4%	425
MOD (81-120% AMI)	584	5	132					137	23%	447
<b>BMR Total</b>	1558	20	208	16	10	1	11			
<b>Above MOD</b>	1401	258	326	212	262	329	403	1790	128%	-389
<b>Total</b>	2959	278	534	228	272	330	414			

ABAG and MTC are in the process of developing Plan Bay Area 2050, the region’s Transportation Plan and Sustainable Communities Strategy, which will identify where growth should be concentrated and how to ensure that the Bay Area is affordable, equitable, sustainable and resilient for the future. The Plan will be aligned with the Regional Housing Needs Allocation (RHNA) which will take into account the number of affordable housing units for which each community is responsible for and the number of units required for each income level. Preservation of existing housing is a policy strategy already proposed in the draft Blueprint. In February 2021, the Association of Bay Area Governments, released updated RHNA requirements to address the needs from 2023 through 2031. The following table shows Berkeley’s allocation requirement for this time period.

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
<b>ALAMEDA COUNTY</b>					
Alameda	1,421	818	868	2,246	5,353
Albany	308	178	175	453	1,114
Berkeley	2,446	1,408	1,416	3,664	8,934
Dublin	1,085	625	560	1,449	3,719
Emeryville	451	259	308	797	1,815
Fremont	3,640	2,096	1,996	5,165	12,897
Hayward	1,075	617	817	2,115	4,624
Livermore	1,317	758	696	1,799	4,570
Newark	464	268	318	824	1,874
Oakland	6,511	3,750	4,457	11,533	26,251
Piedmont	163	94	92	238	587
Pleasanton	1,750	1,008	894	2,313	5,965
San Leandro	862	495	696	1,802	3,855
Unincorporated Alameda County	1,251	721	763	1,976	4,711
Union City	862	496	382	988	2,728

Housing affordability is the first objective of the *Housing Element of the City of Berkeley General Plan*. Policy H-1 - Extremely Low, Very Low, Low, and Moderate-Income Housing sets the goal of increasing housing affordable to residents with lower incomes

and outlines a number of actions to achieve this goal, including encouraging incentives for affordable housing development.<sup>16</sup>

The Berkeley City Council, in the referenced *Housing Action Plan* (HAP), stated support for Non-profit housing developers and Community Land Trust acquisition of property to stabilize rents through a Small Sites Program. Two such recent transactions, at 2321-2323 Tenth Street and 1640 Stuart Street, have resulted in maintaining 16 units at below-market rates. This policy also stated consideration for the creation of limited and non-equity cooperatives affiliated with a democratic community land trust. This program was initially funded through Measure U1 tax receipts with an option of also utilizing Housing Trust Fund resources.

Until 1996, Berkeley condominium conversions provided the tenants a first right to purchase their unit, as did policies in Santa Monica whose policy was more far reaching.

TOPA working group members estimate that approximately 42% of all Berkeley residential properties would fall under TOPA. This estimate was based on an analysis of the property type, homeowner exemption and number of units from the 2018/2019 Alameda Property Tax roll. It is not reflective of the total **number** of units that would benefit from a TOPA Ordinance. (See Attachment 3).

### ***Washington D.C. TOPA***

Washington D.C. passed the Tenant Opportunity to Purchase Act (TOPA) in 1980. This policy regulates the conversion of use, sale and transfer of rental housing. Tenants have the first right of refusal to purchase their buildings and also can assign their rights to third parties, such as affordable housing developers. The impact of this policy has been immense with approximately 30% of annual multi-unit sales going through the TOPA process. Since 2002, this policy has helped preserve over 3,500 units of affordable housing, 2,000 of which have been preserved since 2013.<sup>17</sup> The growing impact of TOPA is due to massive and sustained increases in DC's Housing Production Trust Fund, collaborative efforts to identify and harness other funding/financing, as well as sustained support for the community based organizations that help tenants understand and exercise their TOPA rights.

In order to fund the program, Washington DC dedicates at least \$10M per year in Housing Trust Fund (HTF) allocations directly to TOPA purchases, and usually much more. DC's FY2021 budget included \$100 million for HPTF, a slight decrease from the previous year due to the budget impacts of the pandemic. TOPA purchases are often financed initially through the city's Housing Preservation Fund, which leverages at least \$10 million of public funds annually with additional private and or philanthropic funds to

<sup>16</sup> [https://www.cityofberkeley.info/Planning\\_and\\_Development/Home/General\\_Plan\\_-\\_Housing\\_Element.aspx](https://www.cityofberkeley.info/Planning_and_Development/Home/General_Plan_-_Housing_Element.aspx)

<sup>17</sup> [https://www.dcfpi.org/wp-content/uploads/2013/09/9-24-13-First\\_Right\\_Purchase\\_Paper-Final.pdf](https://www.dcfpi.org/wp-content/uploads/2013/09/9-24-13-First_Right_Purchase_Paper-Final.pdf)

~~provide loans.<sup>18</sup> and the Housing Production Trust Fund which has \$40M for affordable housing preservation.~~

TOPA has also helped to create many limited equity cooperatives (LECs) in DC, which currently number 4,400 units across 99 buildings.<sup>19</sup> The DC Limited Equity Cooperative Task Force, formed in 2018, came out with recommendations in October 2019 to increase the number of LEC units in DC by 45% by 2025 (additional 2000 units). TOPA will be a major vehicle to create these additional units. The task force has also identified how to improve/expand existing policy, financing and technical assistance to support the health of existing and future LECs. This work has been further fleshed out by a March 2020 report on LECs by the Coalition for Nonprofit Housing and Economic Development which showed that the median share of DC LEC residents who are people of color is 75%.<sup>20</sup>

Finally, TOPA has led to the creation of hundreds of tenant associations across Washington, DC. Many of these tenant associations were the main leaders and organizers in creating the DC Tenants Union in 2019.<sup>21</sup> The Tenants Union is focused on supporting rent control and other tenant protection policies and plans to build power and solidarity across tenant associations from different parts of the city. (See Attachment 4)

### ***San Francisco COPA<sup>22</sup>***

In April 2019, the San Francisco Board of Supervisors passed, by a unanimous vote, the Community Opportunity to Purchase Act (COPA). COPA is designed to stabilize communities by preventing displacement and preserving affordable housing and applies to the sale or marketing of buildings with three or more legal residential units, or vacant land on which three or more residential units may be developed “by right”.~~of any non-condo residential building of 3 or more units.~~ It gives qualified non-profit organizations a right of first offer prior to the property going on the market and a right of first refusal when the owner has a bona fide offer from a potential buyer.

Nonprofit buyers have a limited time (25 days) to work with tenants, secure financing and present a formal offer to purchase the building.~~exercise their rights under COPA and enter into a Purchase-Sale agreement.~~ Nonprofit buyers and their agents in San Francisco have expressed these timeframes are insufficient, even with the additional resource of San Francisco’s Housing Accelerator Fund which streamlines the process.

<sup>18</sup> <https://dhcd.dc.gov/service/housing-preservation-fund>

<sup>19</sup> <https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/Greysteel-%20D.C.%20Multifamily%20Market%20Statistics.pdf>

<sup>20</sup> [https://cnhed.org/wp-content/uploads/2020/10/Creating-and-Sustaining-Limited-Equity-Cooperatives-in-Washington-DC\\_REV.pdf](https://cnhed.org/wp-content/uploads/2020/10/Creating-and-Sustaining-Limited-Equity-Cooperatives-in-Washington-DC_REV.pdf)

<sup>21</sup> <https://www.streetsensemedia.org/article/dc-residents-launch-a-city-wide-tenant-union-in-hopes-to-foster-solidarity-across-the-district/#.XjSX3i2ZOt8>

<sup>22</sup> <https://sfmohcd.org/community-opportunity-purchase-act-copa>

Recent articles are indicating challenges to the prescribed timeframes.<sup>23</sup> While a seller is not required to accept the offer, the qualified nonprofit also has a right of first refusal on any subsequent third-party to match a competing offer. At closing, deed restrictions are placed on the building restricting the building to affordable housing for the life of the building with a mean value of rents not to exceed 80% AMI.

The building could eventually be transferred to tenant ownership under a Limited Equity Cooperative or other model, as long as permanent affordability deed restrictions are maintained. The ordinance includes incentives, including partial exemption from the City's transfer tax and the potential for qualified nonprofits to facilitate sellers' efforts to obtain federal tax benefits.

San Francisco will set aside \$40M – 90M in a specific MOHCD fund to support first time home buyers and its Small Sites Program that could also support the COPA ordinance. This fund provides resources for deposits, down payments and bridge loans until permanent financing is in place.

### **Oakland TOPA**

Inspired by the Moms-for-Housing advocates, on January 30, 2020 at the Oakland City Council's Rules and Legislation Committee meeting, a TOPA ordinance was introduced and was scheduled for a vote in the Community and Economic Development Committee in March 2020. From there it could go to a full City Council vote.<sup>24</sup> This vote was scheduled for the week that COVID shelter-in-place went into effect, so the policy never went to committee and was slowed down further by COVID emergency response. Oakland Mayor Libby Schaaf has already expressed support for the ordinance.

The Oakland ordinance has been developed since 2017<sup>8</sup> by a group of community land trusts, tenant advocacy organizations, including ACCE (of which Moms 4 Housing is a project), and the East Bay Community Law Center, whose draft ordinance for Berkeley provided a foundation for Oakland's ordinance. The Oakland ordinance largely mirrors Berkeley's TOPA this proposal but will also reportedly include a COPA option for nonprofits to buy vacant properties.

The political will for TOPA in Oakland was prompted by Moms 4 Housing — a group of homeless women who took over an empty, investor-owned house in West Oakland for two months before they were evicted and arrested. Their actions garnered national attention and symbolize the Bay Area's housing and homelessness crisis.

Since the eviction of the Moms 4 Housing, the property owner has agreed to negotiate to sell the house to the nonprofit Oakland Community Land Trust. They have

<sup>23</sup> <https://www.sfchronicle.com/bayarea/article/City-officials-want-landlord-to-delay-sale-of-76-15002958.php>

<sup>24</sup> <https://www.mercurynews.com/2020/01/30/oakland-councilwoman-to-introduce-moms-4-housing-inspired-ordinance/>

also agreed to give the land trust or other nonprofits a chance to buy dozens of other single-family homes it owns in Oakland.

### **Minneapolis TOPA**

In fall 2019, Minneapolis City Council conducted a Study Session, hosting officials and TOPA housing organizers from Washington D.C. to learn more about DC's TOPA law. The City then brought on consultants to study other TOPA policies, and make recommendations about a TOPA policy for the Minneapolis context. In January 2021, Coalition for Nonprofit Housing and Economic Development and LISC Twin Cities published their research report, "Opportunity to Purchase Options for the City of Minneapolis." The City has also discussed tenant organizing support for the policy with Inquilinxs Unidxs por Justicia (United Renters for Justice, which also goes by the abbreviation IX), a tenant organizing group that has already worked with groups of tenants to purchase their buildings in Minneapolis.

### **Massachusetts State TOPA**

In January 2021, a state bill that would enable local jurisdictions to pass opportunity to purchase ordinances successfully passed both houses of the Massachusetts state legislature, but was ultimately vetoed by Governor Charlie Baker (R-MA). As of February 2021, this policy has been redrafted and re-filed in the MA House and Senate.<sup>25</sup> A coalition led by the Massachusetts Association of Housing Cooperatives had been working on the policy for over four years, beginning with conversations in both Boston and Somerville. The policy was then introduced as a state enabling act in early 2017 with many local activists championing the policy. The policy did not move forward in its first two-year legislative session, but was reintroduced in the state legislature in 2019 and championed by Boston Mayor Marty Walsh and his Chief of Housing, the Mayor of Somerville and many councilors, then-At-Large City Councilor for Boston Ayanna Pressley (now Representative D-MA 7th District). This time around, the coalition expanded to involve more community land trusts like Boston Neighborhood CLT and Chinatown CLT, Fenway Community Development Corporation and the statewide CDC umbrella, Massachusetts Law Reform Institute and other legal advocates, larger nonprofit developers, and several mayors, which continues to champion the version currently in the legislature.

### **New York State TOPA**

At the end of January 2020, New York State Sen. Zellnor Myrie, who represents Central Brooklyn, announced that he is in the process of drafting new legislation that would give tenants the first right to buy their landlord's property should it come up for sale. Myrie stated that "Landlords who claim they will be unable to keep their buildings in good repair or cover the cost of capital improvements" would have an opportunity, in the New

<sup>25</sup> <https://malegislature.gov/Bills/192/SD1672>



York rent-regulated market, to “keep tenants in their homes, create a path to ownership and maintain buildings,”

This Tenant Opportunity to Purchase Act is said to be modeled after right-of-first-refusal statutes in Washington D.C., and its drafters have also reached out to Berkeley TOPA for guidance.<sup>26</sup>

### ***Financing for TOPA projects***

Financing for TOPA projects is expected to be provided from a combination of city subsidies, the private capital of tenants, and loans from community-oriented banks and lending institutions like credit unions, CDFIs, local banks, future public banks and others. In this sense, TOPA effectively leverages both private and public financing in advancing permanent affordability.<sup>27</sup>

#### Subsidies

In order to make TOPA effective and responsive to the full scale of anticipated community needs<sup>28</sup>, the City will need to enlarge the current Small Sites Program (SSP), or create a new fund, to a minimum of \$10-15 million dollars per year and reconfigure SSP guidelines to align with TOPA. While TOPA projects can benefit from existing streams of affordable housing funding, the scale of community need far outweighs the existing funding sources. As demonstrated by the case of the D.C. TOPA, it was only with substantial financing added to its Housing Production Trust Fund that the ordinance became an effective way to prevent and fight displacement - DC has an annual \$116M for their Housing Production Trust Fund (HPTF), with a minimum of \$10M set aside for TOPA projects. However, D.C. typically spends more out of its HPTF on TOPA - in FY2018, DC spent close to \$22.5M on TOPA acquisition projects with additional funds for rehab in some instances (449 units over 9 projects). Without similar enhancement of SSP, or another funding source, TOPA will not be able to produce the necessary impactful levels of affordability needed to meet the crisis, particularly for those of very-low, low and moderate income who may not be able to leverage their own private capital to get a loan.

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<sup>26</sup> <https://therealdeal.com/2020/01/31/bill-make-landlords-give-tenants-first-shot-to-buy-buildings/>

<sup>27</sup> While financing percentages of each project may vary substantially according to building costs, tenant resources, and subsidy availability a combination of these financing streams is expected to be a part of most if not all TOPA projects.

<sup>28</sup> 2019 real estate transaction data for Berkeley show that approximately 250 multi-unit buildings (duplexes and up) sold. Assuming similar sales volume and that a similar percentage (32%) of tenant groups exercise their right to purchase as under the D.C. ordinance we anticipate potentially 80 projects annually, with a greater number of smaller unit buildings participating than occur in DC.



### Private Capital of Tenants

Single family home households and tenants of multi-unit buildings with mixed income units would be able to purchase buildings on their own or with smaller amounts of subsidy involved because these tenants will most likely be able to pay a higher debt service coverage ratio in order to obtain a mortgage from an institutional lender to acquire a property. This could allow higher income tenants with private capital to assist lower income tenants with less capital by securing a blanket mortgage to purchase the building for mutual benefit. This would also benefit “missing middle” income tenants who may not be able to purchase homes on their own, in the current market, but might have enough private capital saved to contribute to the purchase of their building.

### Loans from Institutional Lenders

Many banks are willing to work with re-sale restricted properties such as those created by TOPA, the majority of which are local commercial lenders, credit unions, cooperative banks, and Community Development Finance Institutions (CDFIs).<sup>29</sup> However, even mainstream primary lenders have told community partners (NCLT & BACLT) that there is no inherent obstacle to lending to resale restricted properties such as a community land trust (CLT)<sup>30</sup> or limited equity housing cooperative (and LEHC) since they are valid forms of California non-profit corporation. In fact, many mainstream primary lenders have provided CLT loans for single family homes.<sup>31</sup> Additionally, there is nothing to prevent newly formed tenant organizations from acquiring property collectively as it is not uncommon for lenders to process and begin underwriting loan applications from newly formed corporate entities during the acquisition phase. While the most common form of ownership is an LLC, there have also been many instances of newly created 501(c)3 non-profit corporations like the non-profit public<sup>32</sup> or mutual benefit<sup>33</sup> corporation, the legal entity that is the basis of the limited equity housing cooperative, which have been successful in acquiring loans.<sup>34</sup>

An important factor to note is that the loans that would be provided to TOPA tenants are commercial loans, not consumer loans, because the borrower is

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<sup>29</sup> For example Clearinghouse CDFI, Community Bank of the Bay, National Housing Trust, Capital Impact Partners, Heritage Bank (formerly Presidio Bank), and the Local Initiatives Support Corporation (LISC).

<sup>30</sup> [https://www.lisc.org/media/filer\\_public/f0/e0/f0e07be0-1ca5-4720-b78c-3a0d7a0181dd/022519\\_white\\_paper\\_community\\_land\\_trusts.pdf](https://www.lisc.org/media/filer_public/f0/e0/f0e07be0-1ca5-4720-b78c-3a0d7a0181dd/022519_white_paper_community_land_trusts.pdf)

<sup>31</sup> [http://www.freddiemac.com/singlefamily/land\\_trust\\_mortgages\\_faq.html](http://www.freddiemac.com/singlefamily/land_trust_mortgages_faq.html), <https://groundedsolutions.org/tools-for-success/resource-library/mortgage-financing-options>

<sup>32</sup> [http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=CORP&sectionNum=5151](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CORP&sectionNum=5151).

<sup>33</sup> [https://leginfo.legislature.ca.gov/faces/codes\\_displayexpandedbranch.xhtml?tocCode=CORP&division=2.&title=1.&part=3.&chapter=&article=](https://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=CORP&division=2.&title=1.&part=3.&chapter=&article=)

<sup>34</sup> For example: [Derby Walker House in Berkeley, California](#) and [Columbus United in San Francisco CA](#).

not a natural person, but rather a corporate entity (even though the owners of the entity will be owner-occupants of the property), which means they are for a shorter term of 10-15 years. The loan approval process for such commercial loans, from lenders willing to loan on such re-sale restricted properties, tends to range from 90 to 120 days depending on the lender & lender type (e.g. CDFIs tend to take longer). The most limiting factor in this estimate is the ability of the borrowing entity (the tenant group) to timely respond to lender's underwriting requests. This variable can be dramatically improved and streamlined with a robust technical assistance program through the City and Supportive Partners.

The most important considerations for an institutional lender in underwriting a loan for a tenant organized entity (including LEHCs<sup>35</sup>) will be:

**Repayment of the Loan:** First and foremost, the lender will look at the fair market value of the underlying property (that there is adequate loan to value ratio); and secondly, they look at net operating income of the property, and that there is adequate debt service coverage ratio. In other words, the primary underwriting is of the property itself, similar to how a lender would look at a residential rental property.

**Viability & Validity of the Borrowing Entity:** As stated above, the lender can start the loan review and underwriting process while the entity is still being formed. However, they will require that the Articles of Incorporation have been filed to start the process. A condition of loan closing will be that the entity is duly formed (i.e. that the Secretary of State has approved the Articles, typically a 30-day process; and that all other governing docs, such as by-laws, have been finalized). This condition being met will also be necessary for the entity to properly take title.

**Stability of Property/Asset Management:** This is determined by the capacity of the tenants to manage and maintain the property, fill vacancies, properly budget income & expenses for the property. In self-managed properties, banks will look to the experience of the individuals, their internal property management plan, and any partnerships/alliances with outside property management firms or organizations. A second option is for the tenant organization to hire a professional property management firm, which can be an expedient way to ~~secure~~ loan

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<sup>35</sup> <https://groundedsolutions.org/sites/default/files/2018-11/Limited%20Equity%20Co-ops%20by%20Community%20Land%20Trusts.pdf>

approval and get through the acquisition process, while a tenant group develops the skills and leadership necessary to self-manage in the future.

Credit enhancements, supporting partners and other backstop mechanisms: Many existing resident initiated purchases that were structured in models such as LEHC's and limited equity condominiums overcame underwriting challenges through backstop mechanisms such as a Community Land Trust, other organizational partner and/or municipality providing a credit enhancement such as a loan guarantee or co-signature on the primary mortgage.

## ALTERNATIVE ACTIONS CONSIDERED

### ***No Action***

Taking no action could, over time, further reduce naturally occurring affordable housing. It would also take away an opportunity for lower income tenants to participate in the ownership of their residence and increase their personal wealth – the historic driver of lower to middle class wealth creation.<sup>36</sup>

No Action would direct Housing Trust Fund, Measure U1 and other assets primarily to the construction of new affordable housing projects that can cost up to 4 times more than the conversion of existing property to permanent affordable housing. It would also require no investment of other City General Fund/Other Resources in administrative implementation and oversight. It could also lead to further speculation on rental properties by investors and corporations (in light of the pandemic and a possible recession). This, in turn, could fuel gentrification and displacement of low-income communities of color as it did after the 2008-2010 recession.<sup>37</sup>

### ***Support the Repeal of Costa Hawkins***

For over twenty years, the Costa-Hawkins Rental Housing Act (*California Civil Code Sections 1954.50-1954.535*) has impacted California renters and the affordability of housing. A statewide law backed by the real estate industry that passed in 1995, Costa-Hawkins ties the hands of cities when it comes to protecting tenants and stabilizing rents:

- Cities can't pass vacancy control; if a tenant leaves or is forced out of a rent-controlled unit, a landlord can raise the rent to whatever the market will bear upon new tenancy;

<sup>36</sup> <https://www.cato.org/publications/policy-analysis/exploring-wealth-inequality#poverty-matters-not-inequality>

<sup>37</sup> <https://nextcity.org/daily/entry/2008-was-disaster-heres-how-california-should-respond-save-affordable-homes>

- Cities can't extend rent control to any rented condominiums, single-family homes, and any new housing built after 1995.

Since Costa-Hawkins passed, tenants have paid ever increasing rents and been forced from their communities or into homelessness due to high housing costs. Additionally, since the Great Recession, roughly tens of thousands of single-family home rentals have been purchased by investors all across the state and nationwide.

On October 27, 2015, the Berkeley City Council unanimously adopted a resolution calling on the Governor and State Legislature to repeal the Costa-Hawkins Rental Housing Act.<sup>38</sup>

Costa-Hawkins was also a key part of a 2009 court decision, *Palmer v. the City of Los Angeles*, that found that the imposition of local inclusionary housing requirements for rental housing was in conflict with Costa-Hawkins. In 2017, former Governor Jerry Brown signed AB 1505 to restore the ability for California cities to require developers include affordable units in new rental projects. Additionally, in 2019 the State passed historic legislation, AB 1482, which implemented a cap on rents for non-controlled units of 5% plus CPI, and just cause for eviction statewide. These protections will apply to most housing units not currently deed restricted or controlled, including those exempt from rent control under Costa-Hawkins.

There has been movement among tenant rights advocates to repeal Costa Hawkins to give cities the option to expand and strengthen rent control policies. ~~However, California voters rejected reform in recent years – through~~The latest effort is a statewide ballot measure similar to Proposition 10, ~~which California voters rejected~~ in 2018 and Proposition 21 in 2020. ~~Should this new measure succeed, cities would still need to go through the process of passing new legislation before the repeal would have any effect.~~<sup>39</sup>

While ~~new~~any future statewide rent control legislation might provide some relief to tenants, it is still unknown as to what properties would be included ~~in the legislation, and~~ what level of rent increases would be allowed. ~~Any future rent stabilization legislation~~ would not give tenants an option to participate in the ownership of their properties nor would there be deed restrictions to provide rent stabilization for years into the future.

### ***Rely on Regional Policy***

The current need for deed restricted affordable units in Alameda County is 52,59451,732 according to California Housing Partnership and cooborated in the recent

<sup>38</sup> [https://ci.berkeley.ca.us/.../2015-10-27\\_Item\\_16\\_Urging\\_the\\_State\\_Legislature.aspx](https://ci.berkeley.ca.us/.../2015-10-27_Item_16_Urging_the_State_Legislature.aspx)

<sup>39</sup> <https://la.curbed.com/2018/1/12/16883276/rent-control-california-costa-hawkins-explained>

RHNA allocation.<sup>40</sup> Much work is being done on the regional level to address this crisis. In January 2019, the Metropolitan Transportation Commission (MTC) released the *CASA Compact: A 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area*.<sup>41</sup> This report was the product of over two years of stakeholder meetings with elected officials, builders, affordable housing developers and other housing professionals to study the root causes and develop solutions to the region's housing crisis. The CASA Compact provides a roadmap for regional action on housing affordability. It recommends a series of policies and programs to Produce, Preserve and Protect housing and renters in the Bay Area (known as "the 3P's" framework). Preservation of existing naturally occurring affordable housing as a key strategy and the plan recommended a variety of regional funding sources to help acquire and rehabilitate existing housing to preserve affordability. One bill that come out of the CASA process, AB1487 (2019, Chiu), established the Bay Area Housing Finance Agency (BAHFA), a shared initiative of The Association of Bay Area Governments (ABAG) and MTC, which offers financing and policy support across the "3Ps".<sup>42</sup> ABAG and MTC are considering the placement of a regional housing finance measure on a future the November 2020 ballot.

~~In addition, ABAG and MTC are currently developing *Plan Bay Area 2050*, the region's Transportation Plan and Sustainable Communities Strategy, which will identify where growth should be concentrated and how to ensure that the Bay Area is affordable, equitable, sustainable and resilient for the future. The Plan will be aligned with the Regional Housing Needs Allocation (RHNA) which will take into account the number of affordable housing units for which each community is responsible for and the number of units required for each income level. Preservation of existing housing is a policy strategy already proposed in the draft Blueprint.~~

Alameda County Measure A1, the county affordable housing bond approved by voters in 2016, has provided new resources to create new affordable units. Approximately 1,000 new units are in some stage of development. The bond could yield approximately 3,500 affordable units countywide.

While this work is promising, it has a long horizon and the need to maintaining existing affordable housing units is immediate.

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<sup>40</sup> <https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2019/05/Alameda-HNR-2019-Final.pdf>

<sup>41</sup> [https://mtc.ca.gov/sites/default/files/CASA\\_Compact.pdf](https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf)

<sup>42</sup> <https://mtc.ca.gov/about-mtc/what-mtc/bay-area-housing-finance-authority-bahfa>

### ***Investor Only TOPA Application***

An “investor only” approach would craft a TOPA ordinance that would apply to owners with a 50% or greater ownership position in 3 or more rental units within the City of Berkeley.

There is great difficulty in identifying what properties would fall under this approach. Many investors create Limited Liability Companies (LLCs) for legal protection. Without review of the underlying documents, the City would not know the make-up of ownership and whether one or more owners own greater than 50% in each individual property in an LLC or LLCs. There are also many properties that are owned in Trust. The beneficiaries of these trusts could own different percentages of each property and in this situation trust documents would need to be obtained and analyzed for each property owned. While it might be possible to create a database that would identify all rented properties in Berkeley and the ownership entities, the ownership participation and owner names associated with properties could be impossible and could change from property to property.

This approach would require significant resources for enforcement, for a City agency to determine who has a 50% or more ownership interest in every rental property, and to count up the number of rental units owned by each owner to determine which properties TOPA applies to. This could cause confusion by tenants and owners as to the basic question of whether TOPA applies to a given property and could undermine TOPA’s effectiveness and usefulness overall.

When analyzing the number of properties that would fall under an Investor Only TOPA, recent property tax rolls were reviewed and sorted by ownership name/entity. The applicability standard with this approach would yield approximately 1/3 the potential properties that would fall under a TOPA ordinance. (See Attachment 2)

### ***San Francisco COPA Model***

The San Francisco COPA model would provide a first right to purchase to nonprofit qualified organizations. Tenants do not have a say in the nonprofit provider that will own their building and there are no pathways for tenant ownership or democratic control by the tenants once the property changed hands. SF COPA does not provide the facilitated resident ownership models as does the Berkeley TOPA Ordinance.

Timeframes to respond to exercise the COPA are short and have resulted in lost opportunities.<sup>43</sup> Incentives that are available to sellers that participate in the SF COPA have been used as a model for the TOPA Ordinance in Berkeley.

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<sup>43</sup> [SF Chronicle, City Officials Want Landlord to Delay Sale](#)



SF COPA does have some valuable elements which have been incorporated into the TOPA ordinance in Berkeley, such as a right of first offer and accompanying incentives to sellers who accept the initial offer, as well as a vetting process for qualified affordable housing organizations who can purchase.

The SF COPA makes more sense given the rental housing stock in San Francisco is generally larger buildings. Utilizing a SF COPA Model for Berkeley would result in 50% fewer TOPA opportunities than the Investor Only TOPA application.

## CONSULTATION/OUTREACH OVERVIEW AND RESULTS

### ***City Staff Research***

As part of the 2017 referral to the City Manager to create a TOPA policy, City staff in the Health, Housing and Community Services Department (HHCS) conducted research and interviews with a variety of stakeholders about TOPA policy and implementation including:

- Apartment and Office Building Association of Metropolitan Washington
- City of Los Angeles, Office of the Chief Legislative Analyst
- City of San Francisco, Office of Supervisor Sandra Lee Fewer
- DC Association of Realtors
- East Bay Community Law Center
- Housing Counseling Services (City-funded technical assistance provider)
- Latino Economic Development Corporation (City-funded technical assistance provider)
- Washington, DC Department of Housing and Community Development, Rental and Sales Division

The research that staff presented at the Council meeting informed the development of this ordinance.

### ***Tenant Outreach and Focus Groups***

In addition to a number of TOPA workshops conducted for Berkeley community members over the years, EBCLC designed and conducted tenant-centered focus groups in 2019 for the purpose of eliciting feedback on key provisions of the TOPA Ordinance to inform policy proposals. EBCLC identified key questions, had a purposeful recruitment strategy during which they reached out to a number of tenant organizations to gauge interest in participating, and prepared participants via orientations beforehand to provide background on TOPA and answer any questions. Two focus groups were held with a total of nine participants, and there was a post-focus group survey with additional questions.

With the exception of one homeowner participant, all focus group participants were Berkeley tenants and included three Section 8 voucher holders and almost all were low-income, with varying levels including 80% of AMI, 50% of AMI, and 30% of AMI and below. Participants lived in property types ranging from multi-family to single family, an ADU and senior housing. Out of the four people of color, two identified as Latino/Hispanic, one as Black/African American, and one as Asian/Pacific Islander. An even spread of ages from 25 to 60+ years of age were represented with five participants identifying as female, three as male, and one as non-binary. All participants had some form of high school education, six having at least a bachelor's degree.

Tenants were engaged through presentations, simulations, and written feedback on two core provisions of TOPA: timelines and permanent affordability restrictions. The decision points for the timelines included eliciting feedback on the amount of time it would take to submit a statement of interest and submit an offer. To perform these milestones, tenants were advised that they would need to organize a tenant meeting, gather financial information, and decide on ownership type. The results showed that tenants needed more time across all property types. Considerations for timelines that were raised during focus groups included the time necessary for tenants to build consensus, gather financial information, receive guidance on options of assigning rights vs. purchasing, and learning about first-time homeownership, including a cost-benefit analysis.

Participants identified the following supportive service needs: City-sponsored workshops, financial assistance in the form of subsidy and financial advising, centralized forms and documents regarding a clear articulation of TOPA rights and process, legal assistance, and mediation services especially for multi-family homes. Overall, tenants were excited about the prospect of being able to purchase or assign their rights to an affordable housing organization. However, tenants would like to ensure that non-profits are held to a high standard of care.

Permanent affordability requirements for all TOPA projects were presented, as well as the major trade-offs of equity building and future affordability. Participants were asked for their impressions on the fairness of permanent affordability in exchange for the bundle of rights that TOPA provides to tenants. Overall, there was a strong sense from participants that they would want to use the TOPA rights to buy the property they live in primarily for the purpose of staying there, and that keeping the property **affordability affordable** for future generations was more important than individual profit gain or reaping a high appreciation on the property. All of the participants agreed that permanent affordability **is a critical component of TOPA. needs to be a part of any TOPA transaction.**

General feedback from the focus groups demonstrated that there is support for a TOPA policy, although it is contingent on resources such as financial and technical assistance.

There is a strong sense among low-income tenants that technical and financial assistance are necessary for them to exercise their TOPA rights.

The focus groups, despite the small sample size, provided useful feedback to inform the policy. ~~Nonetheless~~, EBCLC, NCLT, and BACLT, with the support of the Partnership for the Bay's Future Challenge Grant Fellow, intend to continued reaching out over the last year to more residents and groups, especially those representing low-income people of color and particularly groups most impacted by the displacement crisis, to do outreach and solicit feedback ~~as necessary~~(see Attachment 5). As described in Attachment 5, nuanced conversations in this ongoing outreach continued to shape policy provisions, including modifications made to permanent affordability provisions to balance the goals of creating more permanently affordable housing, and opening up benefits of homeownership to those who may have faced barriers.

### ***Lender/financing overview***

The TOPA working group has contacted the following banks and lending institutions in recent months: Clearinghouse CDFI, Community Bank of the Bay, National Housing Trust, Capital Impact Partners, Heritage Bank (formerly Presidio Bank), Enterprise Community Partners, Low-Income Investment Fund and the Local Initiatives Support Corporation (LISC). Early conversations with these lenders, as reflected previously, indicate that there is interest in funding TOPA projects so long as they meet the necessary requirements (as detailed in the 'Financing for TOPA' section above). Again, in the case of most lenders, they do not offer 30-year consumer loans for these types of projects, but instead offer the more typical 10-15 year term commercial-residential acquisition loans. However, TOPA working group members have been in conversation with several of these lenders who have interest in creating a new/hybrid type of consumer/commercial loan geared towards the owner-occupants of LEHC properties. This would ideally be a fully amortized 30 year loan, backed by the types of investments which offer the more favorable interest rates typical of consumer (owner-occupied) mortgages. With a solid potential demand for more of these types of loans through TOPA, there could be the momentum needed to persuade lenders to advance this concept.

### ***Research of rental sales professionals***

Real estate professionals from four different organizations were interviewed and asked about asking vs. sales price and also length of time the properties were on the market, including escrow time. Additionally, several online resources and articles were reviewed to greater understand buyers of multi-tenant properties and market speculation expectations for 2020. Comments gathered directly from real estate professionals included:

- Berkeley/Oakland property is seen as a safe investment because selling prices don't usually go below asking prices
- Due to rent control, tenant protections and eviction laws investors are looking to move out of property ownership in Berkeley/Oakland
- It is difficult to make improvements on properties due to inability to raise rents and recoup improvement investment costs
- Property desirability depends on tenant occupation, property condition, cash flow, location and zoning (depending on buyers intended use)
- Selling time is longer and price is lower for multi-unit properties with rent-controlled units because it is difficult to make profitable returns on investment
- Larger companies that buy multi-unit properties are often looking to redevelop

Property sale and time on the market, gathered from Zillowthe MLS, is included in Attachment 2.

During stakeholder outreach, specifically meetings with the Berkeley Property Owners Association (BPOA), several multi-unit real estate brokers provided input to the TOPA team and they provided valuable input on the need for greater clarification and other policy changes. Many of their suggestions have been incorporated in the updated ordinance (see Attachment 1).

~~In order to ensure that TOPA ordinance development would align with the work of the San Francisco Foundation grant, additional outreach will continue during the City Council Committee process. Feedback from proposed meetings with Berkeley Property Owners Association and BRIDGE Association of Realtors will be included as Attachment 5.~~

#### RATIONALE FOR RECOMMENDATION

Taking no action or waiting for significant changes in state rental laws or for more affordable housing production will continue to exacerbate the housing affordability crisis. The need to provide more options for low income tenants is immediate.

Increasing affordable housing is a policy priority for Berkeley. The most cost-effective way to do so is creating sustained affordability within existing housing stock. The recommendation to apply TOPA to all properties with the exception of Single Family/Owner Occupied Residences including those with ADUs, will at least **triple** the number of units that could be made available to tenants under TOPA (compared to other options that were considered). This policy would provide ownership opportunity for low income tenants or stabilize rents, keeping their housing cost affordable for generations. Furthermore, maximizing the number of units that could invoke the TOPA policy would justify the City's investment of resources for purchase, administration and enforcement.

Legislation of a Tenant Opportunity to Purchase Act (TOPA) has inherent and significant benefits for tenants, including:

- Effective anti-displacement tool by giving tenants options to stay in their home
- Creates pathways to homeownership for tenants, thereby helping low-income families of color to have permanency in Berkeley and build equity
- Stabilizes rents and keeps rental properties from converting to market-rate
- Levels the playing field for tenants and affordable housing developers by providing an opportunity for them to purchase properties, and incentivizing owners to sell to them when the owner is ready
- Provides Tenants empowerment and control of their housing
- Preserves existing, naturally occurring affordable units
- Creates more affordable housing by converting rental properties to deed-restricted permanently affordable properties
- Provides an opportunity for tenants to stay in their homes without fear of eviction

Future regional housing policy will require greater accountability for housing production and more requirements to provide affordable units. Converting existing housing stock to affordable units could help Berkeley meet these required housing goals.

#### IMPLEMENTATION, ADMINISTRATION AND ENFORCEMENT

Optimally, the goal for the TOPA policy to be in full force and effect would be following funding in the June 2020 Budget process. In order to meet that goal, additional work must be completed:

- Develop Administrative Regulations. The fellow awarded to the Planning Department by the San Francisco Foundation for the Bay's Challenge Grant will be working with the East Bay Community Law Center in developing the Administrative Regulations and Implementation Plan for the TOPA Ordinance.
- Database development. A consultant should be hired to create an accurate database of all rental properties that will support many other existing programs, such as the Rental Housing Safety Program, Measure U1, Below Market Rate units and measuring RHNA goals. This could be accomplished in much the same manner as the database for short term rentals.
- Program administration, oversight and enforcement. Adequate funding to support the administration, oversight and enforcement must be identified. ~~The Rent Board is willing to assume the role as the administrating body and will also adjudicate any claims of noncompliance through their hearing officer processes.~~ departmental oversight needs to be confirmed and staff hired.

- Funding for Program Costs. Quantifying adequate project costs, that would be included in a budget referral, are a component of the required actions contained herein. The City must be prepared to fully fund the program however, future State and regional housing incentives and regional philanthropy could help offset City investment and such opportunities should be followed and pursued by the City Manager and the administrating body.

## REVIEW OF EXISTING PLANS, PROGRAMS, POLICIES AND LAWS

TOPA aligns with the Berkeley plans, programs, policies and laws in the following way:

### City of Berkeley 2019-2020 Strategic Plan

- Create affordable housing and housing support services for our most vulnerable community members
- Champion and demonstrate social and racial equity
- Foster a dynamic, sustainable and locally based economy

### Housing Element of the General Plan

#### *Objectives*

- Housing Affordability. Berkeley residents should have access to quality housing at a range of prices and rents. Housing is least affordable for people at the lowest income levels, and City resources should focus on this area of need.
- Maintenance of Existing Housing. Existing housing should be maintained and improved.
- Fair and Accessible Housing. The City should continue to enforce fair housing laws and encourage housing that is universally accessible.
- Public Participation. Berkeley should continue to improve the role of the neighborhood residents and community organizations in housing and community development decision making.

#### *Policies and Actions*

- Policy H-1 Affordable Housing. Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Policy H-2 Funding Sources. Aggressively search out, advocate for, and develop additional sources of funds for permanently affordable housing, including housing for people with extremely low incomes and special needs.
- Policy H-3 Permanent Affordability. Ensure that below market rate rental housing remains affordable for the longest period that is economically and legally feasible.



- Policy H-4 Economic Diversity. Encourage inclusion of households with a range of incomes in housing developments through both regulatory requirements and incentives.
- Policy H-5 Rent Stabilization. Protect tenants from large rent increases, arbitrary evictions, hardship from relocation and the loss of their homes.
- Policy H-6 Rental Housing Conservation and Condominium Conversion. Preserve existing rental housing by limiting conversion of rental properties to condominiums.
- Policy H-7 Low-Income Homebuyers. Support efforts that provide opportunities for successful home ownership for residents and workers in the City of Berkeley.
- Policy H-8 Maintain Housing. Maintain and preserve the existing supply of housing in the City.

Affordable Housing Action Plan adopted November 28, 2017:

High Priority #2: Develop an ordinance modeled after Washington D.C.'s Tenant Opportunity to Purchase Act (TOPA) that offers existing tenants the first right of refusal when property owners place rental property on the sale market, which can be transferred to a qualifying affordable housing provider.

Rent Stabilization and Eviction for Good Cause Ordinance

In June 1980, Berkeley residents passed the City's comprehensive rent stabilization law known as the Rent Stabilization and Eviction for Good Cause Ordinance (BMC Chapter 13.76). The Ordinance regulated most residential rents in Berkeley and provided tenants with increased protection against unwarranted evictions and is intended to maintain affordable housing and preserve community diversity. However, in 1995, the California Legislature enacted Costa-Hawkins Rental Housing Act. Since that time owners may now set a market rent for most tenancies once a new tenant occupies a unit. While there are some tenants that remain in previous units under the Berkeley Rent Stabilization Ordinance, their rents increase by a set percentage annually. Landlords of rent stabilized units are motivated to get their long tenants to move out, therefore putting these tenants at risk of eviction. TOPA aligns with the spirit of the 1980 law in that it would stabilize the rents in TOPA acquired properties.

Housing for a Diverse, Equitable and Creative Berkeley: Proposing a Framework for Berkeley's Affordable Housing

Referred to the Housing Advisory Commission, Measure O Committee, and Homeless Services Panel of Experts in July 2019, the proposed Framework presents a vision for affordable housing policy and proposes aligning funding streams with existing and new programs. It is intended to guide the work of City Commissions and the Council in implementing Measure U1, Measure O and

Measure P and City housing policies. The Framework also sets an ambitious goal of 30% of all housing being dedicated as subsidized affordable housing. Among the many policies and programs recommended, it specifically calls out the acquisition and preservation of existing housing and democratic ownership and control. These strategies are identified as key to preventing displacement, preserving affordability and building wealth. TOPA is also called out as a policy strategy. The Framework is under review by Commissions and has not been adopted by the City Council.

Regional Policies

ABAG and MTC are developing a regional transportation and land use plan to address the region’s housing crisis through 2050. Along with determining the allocation by city, it is also looking at revenue generation and financing methods to support the need for low income housing. TOPA could help Berkeley meet its low-income regional allocation and there is also a possibility that funds generated through ABAG policy, especially through the Bay Area Housing Finance Agency (BAHFA, described above) could help fund some TOPA projects in the future.

FINANCIAL IMPLICATIONS

*Revenue impact of Incentive to Sellers*

Based on transactions from November 1, 2018 to November 30, 2019, 245 multi-unit residential (including mixed use) properties transferred hands for a total of \$9.65M in base transfer tax revenue. Half of the base transfer tax from these properties is approximately \$4.825M; this would be the amount the City would forgo with the TOPA program.

Total Base Transfer Tax from November 2018 to November 2019 from multi-unit residential properties	\$ 9.65M
Eligible amount for TOPA rebate (1/2 of transfer tax)	\$ 4.83M

% participation in TOPA	Revenue Loss in Millions
100%	\$ 4.83
50%	\$ 2.41
25%	\$ 1.21
10%	\$ 0.48

The City currently has a Seismic Retrofit Refund Program which provides refunds for voluntary seismic upgrades to residential properties. Up to one-third of the base 1.5% transfer tax may be refunded on a dollar-for-dollar basis. This program applies to structures that are used exclusively for residential purposes, or any mixed-use structure that contains two or more dwelling units.

If ~~half~~ 50% of the base transfer tax is ~~given~~ returned to sellers via the TOPA program, this will have a negative impact on the Seismic Retrofit Refund Program. It should also be noted that the Planning Department is making an effort to enhance the seismic program to include other qualifying measures (regarding energy efficiency) that require a permit. The amount available for rebate to the new buyer would ~~significantly~~ be reduced due to the lower base amount once TOPA is implemented.

#### *Cost for Administration, Education, Outreach and Purchase Support*

Council can consider additional policies to support TOPA acquisitions that would supplement current funding sources such as: Small Sites Program, Measure U1 tax receipts, Housing Trust Fund and other government resources that might come in the future. One consideration would be the establishment of a Housing Accelerator Fund similar to that established in San Francisco. Acquisition support could include, but not be limited to, purchase deposits, appraisals, down payment assistance, capital improvements and capital reserves.

Additional resources for implementation, administration, enforcement and adjudication are being referred to the City Manager to determine the appropriate level of funding to support the program:

- Cost of administration (including notices, database management, rental cost history and adjustments for non-ownership units)
- Cost of tenant education/outreach/purchase support/adjudication

The estimates below draw on D.C.'s workload experience and tenant participation rate to generate expected staffing needs. Berkeley and D.C. could have a comparable number of sales each year covered under TOPA, but D.C.'s housing stock features much larger buildings that require more organizing and technical assistance support.

Budget estimates are broken down into 2 priorities:

1. Ongoing staffing support for Supportive Partners
2. Pre-development and project management needs for Qualified Organizations

Staff for "Supportive Partners" (i.e. technical assistance, on-going)

Berkeley's TOPA requires tenants to work with a Supportive Partner in order to exercise their rights to purchase under the policy. Supportive partners function in a supportive role to assist tenants in exercising their rights. This may include education, outreach, organizing, supporting tenants through the purchase, connecting tenants to resources, and counseling tenants on first-time homeownership and collective ownership structures.

Washington D.C. funds the equivalent of 8 FTE staff to provide direct outreach and resident organizing support under TOPA, which is broadly comparable to the scope of work envisioned for the Supportive Partners. This level of staffing support provides assistance for 30 transactions per year. Given the slightly reduced organizing workload with smaller buildings, we anticipate a need going forward for 6 FTE staff in order to adequately and professionally support the anticipated number of tenant groups exploring their TOPA rights and either purchasing or assigning their rights. Expected costs for 6 FTE staff positions for Supportive Partners. Salary costs vary but an anticipated average cost of \$125,000/year per FTE assuming a salary of between \$60,000 to \$75,000 plus taxes, benefits and insurance was assumed for estimating.

Total: 6 FTE at \$125,000 each = \$750,000/year once TOPA has been fully implemented and mature. Initial "ramp-up" is estimated at 2 – 3 FTE.

Costs for pre-development work and project management needs of Qualified Organizations (on-going)

An essential part of the program is sufficient project management capacity at the Qualified Organizations to support the development of TOPA projects. Again, referring to the D.C. model, the City helps support the project management capacity via developer fees. Since this capacity was built up over 40 years of TOPA implementation, it is anticipated that Berkeley will need to support start-up capacity and allow for ongoing support through pre-development funds related to specific TOPA projects.

For the first year of TOPA, Qualified Organizations will need to be able to request pre-development funds of ~\$25,000 per project from the City. The City's existing pre-development loan process provides an excellent model for covering the out of pocket costs of projects, but typically does not cover the staffing and project management costs at that phase.

Due to the unique nature of TOPA project staffing, close work with residents is expected to be a substantial portion of the development workload. If there is a large volume of TOPA projects at once, the Qualified Organizations will likely need a mechanism to advance a portion of developer's fees to cover early-stage project

management. This could mean that Qualified Organizations serving Berkeley may each need a project manager staff to support the volume of projects.

### ENVIRONMENTAL SUSTAINABILITY

Creating and preserving affordable housing in Berkeley will allow lower income individuals and families to live closer to transit and to their workplaces, reducing greenhouse gas emissions. Preserving and refurbishing existing housing stock is an important environmental strategy, as reuse/repair/refurbishment of materials avoids spending resources on a new building construction, and the disposal of construction debris. Finally, increasing affordable housing in Berkeley will make the City more economically and racially equitable, which is a goal in Berkeley's *Resilience Strategy*.

### CONTACT PERSON

Mayor Jesse Arreguín      510-981-7100

#### Attachments:

1. Ordinance (revised)
2. ~~Zillow Multi Unit MLS~~ Property Sale Information
3. Berkeley Properties and TOPA Applicability
4. DC Apartment Buildings and TOPA
- 4.5. Community Outreach on TOPA and Responsive Policy Changes

ORDINANCE NO. -N.S.

ADOPTING CHAPTER 13.89 OF THE BERKELEY MUNICIPAL CODE  
TENANT OPPORTUNITY TO PURCHASE ACT

BE IT ORDAINED by the Council of the City of Berkeley as follows:

Section 1. Chapter 13.89 is hereby added to the Berkeley Municipal Code to read as follows:

**Chapter 13.89**

**TENANT OPPORTUNITY TO PURCHASE ACT**

- 13.89.010 Title and Purpose**
- 13.89.020 Findings**
- 13.89.030 Definitions**
- 13.89.040 Applicability**
- 13.89.050 Exemptions**
- 13.89.060 Qualified Nonprofits**
- 13.89.070 Supportive Partners**
- 13.89.080 Notice of Intent to Sell; Statement of Interest**
- 13.89.090 Right of First Offer**
- 13.89.100 Right of First Refusal**
- 13.89.110 Incentive to Accept Offer from Qualified Organization**
- 13.89.120 Confidential Information Protected**
- 13.89.130 Prohibited Conduct**
- 13.89.140 Financial Assistance**
- 13.89.150 Price Stabilization; Tenant Protections**
- 13.89.160 Implementation**
- 13.89.170 Enforcement**
- 13.89.180 Severability**

**13.89.010 Title and Purpose.**

A. This Chapter shall be referred to as the Tenant Opportunity to Purchase Act.

B. The purpose of this Chapter is to confer upon Tenants of Rental Properties as defined herein a right of first offer and a right of first refusal upon the transfer or sale of Rental Property, and to create an incentive for Owners of Rental Properties to offer their property for sale to Tenants residing there.



### **13.89.020 Findings.**

A. As the Bay Area region experiences increased economic growth and a high demand for housing, housing prices continue to rise which leads to displacement of low-income residents.

B. The current need for affordable housing units in Alameda County is 51,732 units (California Housing Partnership). Approximately 20% of residents in Berkeley are living in poverty.

C. The lack of affordable housing for Berkeley's low-income communities is resulting in Berkeley residents having no option but to leave the City entirely or risk becoming homeless. Currently, there are an estimated 2,000 people who experience homelessness in Berkeley each year, and in December 2019 the Council extended its declaration of a homeless shelter crisis to January 2022.

D. The nine-county Bay Area has been losing an annual average of 32,000 unsubsidized affordable homes occupied by low-income households since 2012. Unsubsidized affordable housing is the most common form of low-income housing, and at the same time is the most at risk of loss through rent increases, evictions, condo conversions, demolition and more. And, overall preservation is cost-effective compared to new production, at 50-70% of the cost of new affordable housing production (Enterprise Community Partners).

E. Affordable housing preservation and anti-displacement strategies will help keep low income tenants in their homes and is codified in the Berkeley General Plan Housing Element. Furthermore, production and maintaining affordable housing, at all income levels, is a stated priority of the City Council in its Housing Action Plan.

F. The City Council finds that in the interest of preventing the displacement of lower-income tenants and preserving affordable housing, it is necessary and appropriate to require that the owners of rental properties in the City offer tenants and qualified nonprofit organizations the opportunity to purchase the property before it may be sold on the market to a third-party purchaser.

### **13.89.030 Definitions.**

A. " Dwelling Unit," " Accessory Dwelling Unit," and " Single Family Dwelling" are defined in Section 23F.04.010.

B. " Offer for Sale" means an offer to sell a Rental Property that includes all material and commercially reasonable terms.

C. " Qualified Nonprofit" means a nonprofit, which is either exempt from federal income tax under 26 U.S.C. § 501(c)(3) or a California cooperative corporation, that has the capacity to acquire, provide, and manage affordable housing for moderate, low, very low, and extremely low income households, and is certified by the City Manager pursuant to Section 13.89.060.A.

D. "Qualified Organization" means either a Tenant Organization or a Qualified Nonprofit.

E. "Owner" means any person, corporation, partnership, limited liability company, trustee, or any other entity, who is the owner of record of a Rental Property. Each Owner shall be jointly and severally responsible for compliance with the requirements of this Chapter.

F. "Rental Property" means any residential property containing one or more Rental Units and located in the City of Berkeley.

G. "Rental Unit" means any Dwelling Unit sleeping quarters occupied by one or more Tenants in the City of Berkeley.

H. "Supportive Partner" means any person or organization certified by the City Manager pursuant to Section 13.89.070.A to provide Tenant counseling and technical support services pursuant to this Chapter.

I. "Tenant" means any renter, tenant, subtenant, lessee, or sublessee of a Rental Unit, or successor to a renter's interest, or any group of tenants, subtenants, lessees, or sublessees of any Rental Unit, or any other person entitled to the use or occupancy of such Rental Unit.

J. "Tenant Organization" means any legal entity or unincorporated and/or informal association that is authorized to act on behalf of a majority of Tenants of a Rental Property. A Tenant residing on a property with no more than one Rental Unit may exercise the rights of a Tenant Organization under this Chapter. For purposes of this Paragraph only, any and all lessees of a Dwelling Unit are collectively considered to be one Tenant, and each such lessee of a Dwelling Unit must consent to representation by the Tenant Organization.

K. "Third-Party Purchaser" means any prospective purchaser of a Rental Property other than a Qualified Organization as defined in Paragraph D.

#### **13.89.040 Applicability.**

This Chapter shall apply to the sale or transfer of all Rental Property in the City of Berkeley, unless otherwise exempted herein.

#### **13.89.050 Exemptions.**

A. Residential Property Types Exempted. The following Rental Properties are not subject to the requirements of this Chapter.

1. Rental Properties at which all Rental Units are vacant on the date of the transfer or sale of the Rental Property.

2. Any Rental Property comprised entirely of owner-occupied Rental Units,

including any owner-occupied Single-Family Dwelling.

3. Any Accessory Dwelling Unit (inclusive of any junior Accessory Dwelling Unit) located on the same parcel as an owner-occupied Single Family Dwelling or owner-occupied Accessory Dwelling Unit.

4. Rental Properties owned by the local, state, or federal government.

5. Rental Properties owned by and operated as a hospital, convent, monastery, extended care facility, convalescent home, or dormitories owned by educational institutions.

6. Group Living Accommodations.

7. Properties owned by housing cooperatives, if the cooperative entity is owned and controlled by a majority of residents. This definition includes non-profit mutual housing associations and limited equity housing cooperatives.

8. Properties defined as “assisted housing developments” pursuant to California Government Code Section 65863.10(a)(3) so long as the provisions of California Government Code Section 65863.10, 65863.11, and 65863.13 apply.

B. Transfers Exempted. The following transfers of Rental Properties are not subject to the requirements of this Chapter.

1. An inter vivos transfer, whether or not for consideration, between spouses, domestic partners, parents and children, siblings, and/or grandparents and grandchildren.

2. A transfer for consideration by a decedent’s estate if the consideration arising from the transfer will pass from the decedent’s estate to, or solely for the benefit of, charity.

3. A transfer of legal title or an interest in an entity holding legal title to a Rental Property pursuant to a bona fide deed of trust or mortgage, and thereafter any transfer by foreclosure sale or deed in lieu of foreclosure pursuant to a bona fide deed of trust or mortgage. This exemption does not supersede any rights to purchase afforded to Tenants or Qualified Nonprofits under the California Civil Code Sections 2924f-h, 2924m-n, or 2929.3.

4. A transfer of bare legal title into a revocable trust, without actual consideration for the transfer, where one or more transferors is a current beneficiary of the trust.

5. A transfer by devise, descent, or operation of the law upon the death of a natural person.

6. A transfer pursuant to court order or court-approved settlement.

7. Any transfer to a public agency, including but not limited to a transfer by eminent domain or under threat of eminent domain.

8. Any transfer of a fractional interest in a Rental Property that is less 50% of an undivided interest in the Rental Property.

9. Any transfer in which the transferee receives a low-income housing credit under 28 U.S.C. § 42.

10. A transfer of a Rental Property having no more than four Rental Units made for the purpose of paying for imminently necessary health care expenses of an Owner of the Rental Property. For purposes of this subparagraph only, "Owner" shall be limited to a natural person having an undivided interest in the Rental Property of at least 50%.

### **13.89.060 Qualified Nonprofits.**

A. Certification, Term, and Renewal. The City Manager shall certify Qualified Nonprofits that meet the requirements of this Chapter and any other requirements necessary to effectuate the purpose of this Chapter that the City Manager shall proscribe by Administrative Regulation. A nonprofit organization's certification as a Qualified Nonprofit shall be valid for four years. The City Manager shall solicit new applications for Qualified Nonprofit status at least once each calendar year, at which time existing Qualified Nonprofits shall be eligible to apply for renewed certification. A list of Qualifying Nonprofits shall be published on the City's website and made available by the City Manager upon request.

B. Conflicts of Interest; Disqualification of Qualified Nonprofits. A Qualifying Nonprofit may not act in a manner that is adverse to the interests of Tenants occupying a Rental Property that is subject to this Chapter. The City Manager shall promptly investigate any complaint alleging that a Qualified Nonprofit has a conflict of interest or has failed to comply with the requirements of this Chapter. If after providing the Qualified Nonprofit with notice and opportunity to be heard, the City Manager determines that an organization listed as a Qualified Nonprofit has a conflict of interest or has failed to comply with the requirements of this Chapter, the City Manager may limit, suspend, or revoke that organization's certification as a Qualified Nonprofit.

C. A Qualified Nonprofit is conferred a right of first refusal and right of first purchase as a Qualified Organization under this Chapter only if a Tenant Organization qualified to act on behalf of Tenants of a Rental Property (1) assigns in writing the Tenants' right of first refusal to the Qualified Nonprofit, or (2) executes a written waiver of the Tenants' right of first refusal; or (3) no Tenant Organization submits a statement of interest pursuant to Section 13.89.080.C.

### **13.89.070 Supportive Partners.**

A. Certification of Supportive Partners. The City Manager shall establish criteria for the identification and selection of persons or organizations who may serve as Supportive Partners under this Chapter. Supportive Partners shall be selected based on their

expertise and ability to counsel Tenants on first-time homeownership, obtaining financing for the purchase of Rental Properties, and the formation and governance of collective ownership structures, and to otherwise provide support for Tenants who seek to exercise their rights under this Chapter. The certification as a Supportive Partner shall be valid for four years. The City Manager shall solicit new applications for Supportive Partner status at least once each calendar year, at which time existing Supportive Partners shall be eligible to apply for renewed certification. A list of Supportive Partners shall be published on the City's website and made available by the City Manager upon request.

B. Requirement to Select Supportive Partner. A Tenant Organization seeking to exercise a right of first offer under Section 13.89.090 or right of first refusal under Section 13.89.100 must select a Supportive Partner and disclose the Supportive Partner to the Owner of the Rental Property within the time set forth in Sections 13.89.080.D and 13.89.090.A. The requirement to select a Supportive Partner shall not apply if there are no certified Supportive Partners on the list maintained by the City Manager pursuant to Paragraph A.

C. Conflicts of Interest; Disqualification of Supportive Partners. A Supportive Partner may not act in a manner that is adverse to the interests of Tenants occupying a Rental Property that is subject to this Chapter. The City Manager shall promptly investigate any complaint alleging that a Supportive Partner has a conflict of interest or has failed to comply with the requirements of this Chapter. If after providing the Supportive Partner with notice and opportunity to be heard, the City Manager determines that a Supportive Partner has a conflict of interest or has failed to comply with the requirements of this Chapter, the City Manager may limit, suspend, or revoke that organization's certification as a Supportive Partner.

### **13.89.080 Notice of Intent to Sell; Statement of Interest.**

A. Notice of Intent to Sell. An Owner of a Rental Property shall provide all Tenants notice of their intent to sell prior to listing or otherwise marketing a Rental Property for sale ("Notice of Intent to Sell"). The Notice of Intent to Sell shall be provided at least 45 days before marketing a Rental Property with three or more Rental Units, or at least 20 days before marketing a Rental Property with two or fewer Rental Units ("Notice Period"). The Notice of Intent to Sell shall be sent to each Tenant address via certified mail and posted at conspicuous locations at the Rental Property and shall include the following:

1. A statement that the Owner intends to sell the Rental Property.
2. A statement describing the rights of Tenants under this Chapter and stating the deadlines for exercising those rights.
3. A list of units by address and the rent due for each unit, if occupied, and any available contract information for each occupant.
4. An itemized list of annual income and expenses for each of the two preceding calendar years, including but not limited to rent and other income collected and costs of management, insurance, utilities, and maintenance.

5. Instructions for submitting a Statement of Interest pursuant to Paragraph C.

B. Notice to Qualified Nonprofits. On the same date as notice is provided to Tenants pursuant to Paragraph A, the Owner shall provide a copy of the Notice of Intent to Sell the Rental Property via email to each Qualified Nonprofit certified by the City Manager. The City Manager shall maintain a list of email address for distribution of the Notice of Intent to Sell and shall make that list available on the City's website and upon request.

C. Statement of Interest. Prior to the expiration of the Notice Period set forth in Paragraph A, any Tenant or Qualified Organization may deliver a statement of interest to the Owner of the Rental Property ("Statement of Interest"). The Statement of Interest shall notify the Owner of the Tenant's or Qualified Organization's interest in exercising the right of first offer and/or right of refusal under this Chapter. In the event that any Tenant submits a Statement of Interest in response to a Notice of Intent to Sell, any Statement of Interest submitted by a Qualified Nonprofit in response to said Notice shall be rendered null, void, and invalid; provided, however, nothing in this Paragraph shall prohibit a Tenant Organization from assigning the Tenants' right of first offer or right of first refusal to a Qualified Nonprofit after one or more Tenant submits a Statement of Interest.

D. Formation of Tenant Organization; Selection of Supportive Partner. If one or more Tenants submits a Statement of Interest, the Tenants of the Rental Property must identify or form a Tenant Organization as defined in Section 13.89.030.J and select a Supportive Partner, subject to Section 13.89.070.B. Any Tenants of a Rental Property having only one Rental Unit may exercise the rights of a Tenant Organization under this Chapter and shall be exempt from the requirement to select a Supportive Partner. A Tenant Organization identified or formed pursuant to this Paragraph shall be entitled to exercise the rights of a Qualified Organization set forth in Sections 13.89.090 and 13.89.100.

E. Effect of Statement of Interest. Receipt of a timely Statement of Interest shall extend the Notice Period for 60 days. For Rental Properties having 10 or more Rental Units, any Tenant or Qualified Organization that submits a valid Statement of Interest shall be granted an additional 30-day extension of the Notice Period upon timely written request. For Rental Properties having 20 or more Rental Units, any Tenant or Qualified Organization that submits a valid Statement of Interest shall be granted a total of two additional 30-day extensions of the Notice Period upon timely written request.

F. Prohibition on Marketing Property During Notice Period. The Owner of a Rental Property shall be prohibited from listing or marketing the Rental Property for sale prior to the expiration of the Notice Period.

**13.89.090 Right of First Offer.**

A. Right of First Offer. A Qualified Organization that submits a valid Statement of Interest shall have the right to make an offer to purchase a Rental Property prior to the sale of the Rental Property to a Third-Party Purchaser. The Qualified Organization may deliver to the Owner of the Rental Property an offer to purchase the property, together with disclosure of its selected Supportive Partner, at any time prior to the expiration of the



Notice Period. The Owner may accept or reject any offer to purchase received from a Qualified Organization.

B. Acceptance of Offer of Purchase. Upon acceptance of an offer to purchase a Rental Property made pursuant to Paragraph A, the Owner and Qualified Organization shall make reasonable and good faith efforts to close the transaction. The Qualified Organization shall have at least 30 days to close the transaction for the sale of a property having one Rental Unit; 90 days to close the transaction for the sale of property having two Rental Units; and 120 days to close the transaction for the sale of property having three or more Rental Units. The Qualified Organization shall be entitled to reasonable extensions of the time to close not to exceed 30 days upon demonstrating that it is diligently pursuing financing or diligently pursuing the completion of other requirements to close the transaction. Nothing in this Paragraph shall prevent the Owner and the Qualified Organization for agreeing to further extend the deadline to close the transaction.

C. Termination of Right of First Offer. Upon (1) rejection of all offers to purchase made within the Notice Period, (2) the expiration of the Notice Period, or (3) the failure to close the transaction within the time period set forth in Paragraph B, the Owner may list and market for sale the Rental Property and may solicit and conditionally except offers from a Third-Party Purchaser, subject to the requirements of Section 13.89.100.

#### **13.89.100 Right of First Refusal.**

A. Disclosure of Offer of Sale. The Owner shall disclose any Offer of Sale received from a Third-Party Purchaser to any Qualified Organization that submits a valid Statement of Interest and shall provide said Qualified Organization a right of first refusal pursuant to the requirements of this Chapter. The Owner shall disclose to each Qualified Organization that submits a valid Statement of Interest all material terms of any Offer of Sale of the Rental Property, together with all commercially reasonable disclosures, in substantially the same form and having substantially the same content as would be provided to any prospective Third-Party Purchaser. Any written offer received by the Owner shall be provided to said Qualified Organizations; provided, however, that any confidential information not necessary to comply with the requirements of this Paragraph may redacted from such offers.

B. Right of First Refusal. Any Qualified Organization that submits a valid Statement of Interest may exercise a right of first refusal and accept the Offer for Sale of the Rental Property within the time period set forth in Paragraph C. To exercise its right of first refusal, the Qualified Organization must accept all material terms of the Offer for Sale; provided, however, the financing of the Qualified Organization's purchase shall not be considered a material term of the Offer for Sale so long as it does not affect the net value of the Sale to the Owner.

C. Time to Exercise Right of First Refusal. The Owner shall provide any Qualified Organization that submits a valid Statement of Interest at least 10 days to accept the Offer of Sale of Rental Property having no more than two Rental Units, or at least 30 days to accept the Offer of Sale of Rental Property having three or more Rental Units. The

acceptance of an Offer of Sale by any Qualified Organization extinguishes any right of first refusal of other Qualified Organizations.

D. Time to Close. Upon acceptance of the Offer of Sale, the Qualified Organization shall have at least 30 days to close the transaction for the sale of a property having one Rental Unit; 90 days to close the transaction for the sale of property having two Rental Units; and 120 days to close the transaction for the sale of property having three or more Rental Units. The Qualified Organization shall be entitled to reasonable extensions of the time to close not to exceed 30 days upon demonstrating that it is diligently pursuing financing or completing other requirements to close the transaction.

E. Rejection of Offer or Failure to Close. If each Qualified Organization entitled to receive an Offer of Sale rejects or fails to accept such offer of sale within the time set forth in Paragraph C or if a Qualified Organization that accepts an Offer for Sale fails to close the transaction within the time set forth in Paragraph D, the Owner may immediately proceed with the sale or transfer of the Rental Property to a Third-Party Purchaser.

F. Notwithstanding any other provision of this Section, conditional sales agreements between an Owner and a Third-Party Purchaser are permitted so long as the agreement is subject to the contingency that no Qualified Organization exercises a right of first refusal conferred by this Chapter.

#### **13.89.110 Incentive to Accept Offer from Qualified Organization.**

A. Transfer Tax Refund. An Owner that accepts an offer to purchase Rental Property from a Qualified Organization submitted pursuant to Section 13.89.090 and transfers title to a Rental Property to said Qualified Organization shall be entitled to reimbursement of any real property transfer tax imposed under Section 7.52.040.A. Said reimbursement shall not include the amount of any voter-approved transfer tax assessed pursuant to Section 7.52.040.B-C.

B. Exempt Properties. An Owner of a Rental Property that is exempt from this Chapter may comply with the requirements of this Section, and shall be entitled to reimbursement of real property transfer tax pursuant to Paragraph A upon sale of the Rental Property to a Qualified Organization.

#### **13.89.120 Confidential Information Protected.**

Any information exchanged between an Owner, Tenants, or Qualified Organizations under this Chapter shall be kept confidential to the greatest extent permitted by law. This Section shall not prohibit disclosure of information necessary to effectuate the purpose of this Chapter to any Owner, Tenant, or Qualified Organization, or to the City of Berkeley or its agents or contractors, nor shall this Chapter be construed to limit disclosure of information in response to a lawfully issued subpoena or court order.

#### **13.89.130 Prohibited Conduct.**

A. The sale or transfer of any Rental Property subject to this Chapter and not exempt

pursuant to Section 13.89.050 is prohibited unless the Owner complies with Sections 13.89.090 and 13.89.100. Any change of ownership of real property as defined in Revenue & Taxation Code § 64(c) shall be considered a sale or transfer of Real Property for purposes of this Chapter.

B. A Tenant or Qualified Organization shall not sell any right afforded to them under this Chapter or sell a waiver of any such right.

C. An Owner shall not (1) coerce a Tenant or Tenant Organization to waive their rights under this Chapter; (2) retaliate against or harass a Tenant seeking to exercise their rights under this Chapter; or (3) engage in conduct intended to prevent a Tenant from exercising their rights under this Chapter.

D. Any agreement to shorten the time periods provided for exercise of any right afforded under this Chapter. Nothing in this Paragraph shall prohibit an agreement to extend the deadlines set forth herein.

#### **13.89.140 Financial Assistance.**

A. The City Manager shall develop guidelines for providing financial assistance to allow for the acquisition of Rental Properties pursuant to this Chapter. Financial assistance may be provided to Tenants, Tenant Organizations, or Qualified Nonprofits. Nothing in this provision commits the City Council to providing a specified level of funding for the acquisition of Rental Property under this Chapter.

B. The provision of financial assistance under Paragraph A to any Tenant who acquires an interest in a Rental Property pursuant to this Chapter (either directly or through a Tenant Organization) must be conditioned on the Tenant's agreement to reside at the Rental Property for at least three years. The City Manager is authorized to impose a lien on said Rental Property to enforce the requirements of this Paragraph.

#### **13.89.150 Price Stabilization; Tenant Protections.**

A. **Affordability Restriction.** Except as otherwise provided herein, any Rental Unit acquired pursuant to this Chapter shall be subject to a recorded affordability restriction that ensures that each Rental Unit acquired is available to very low, low, or moderate income renters or buyers in perpetuity. The City Manager shall set standards for the provisions of affordable units by Administrative Regulation and for the enforcement of the requirements of this Section.

B. **Exemptions from Affordability Restriction.**

1. Any Rental Property purchased by a Tenant Organization that exercises its rights under this Chapter is exempt from the requirements of Paragraph A unless any Tenant or the Tenant Organization receives financial assistance pursuant to the guidelines established under Section 13.89.140.A.

2. A limited equity housing cooperative that meet the requirements of Civil

Code Sections 817 and 817.1 is exempt from the requirements of Paragraph A.

C. The sale of a Rental Property pursuant to this Chapter shall not impair the rights of any Tenant under Chapter 13.76 or any other applicable state law or local ordinance. Further, any Tenant who resides in any Rental Unit at the time of the sale of a Rental Property under this Chapter shall not be subject to eviction based on their failure to meet income restrictions or other eligibility requirements imposed by this Section. If the sale of the Rental Property under this Chapter to a Tenant Organization results in the exemption of any Rental Unit from the requirements of Chapter 13.76, the Tenant Organization and any subsequent Owner of the Rental Property shall, unless and to the extent prohibited by state law, limit the increase in rent for any such Rental Unit to the increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the twelve month period ending the previous June 30, as published by the United States Department of Labor, Bureau of Labor Statistics for the San Francisco-Oakland-Hayward metropolitan area.

D. Rental Properties acquired pursuant to this Chapter and converted to condominiums subject to a recorded affordability restriction under this Section shall be exempt from the requirements of Section 21.28.070 (“Affordable housing mitigation fee”).

#### **13.89.160 Implementation**

A. The City Manager shall adopt Administrative Regulations necessary to implement the requirements of this Chapter, and may adopt additional rules and regulations for purposes of administering this Chapter.

B. The provision of Sections 13.89.080 through 13.89.130 shall take effect 90 days after the City Manager adopts Administrative Regulations pursuant to Paragraph A.

C. The City Manager shall report annually on the implementation of this Chapter to the City Council or to such City Council Committee as the City Council may designate. The City Manager’s report shall include the number and types of sales of tenant-occupied properties; the number of Qualified Organizations that purchase Real Property pursuant to this Chapter; the number and types of units covered by this Chapter; and other data and information relevant to evaluating the effectiveness of this Chapter in creating and preserving affordable housing for residents in the City of Berkeley and in preventing displacement of City of Berkeley tenants.

#### **13.89.170 Enforcement**

A. Any violation of this Chapter or the Administrative Regulations promulgated under Section 13.89.150.A shall be subject to administrative citation under Chapter 1.28.

B. The City Attorney, any Tenant of a Rental Property subject to this Chapter, or a Qualified Organization eligible to purchase Rental Property under this Chapter may bring a civil action to enforce this Chapter, and shall be entitled to the remedies set forth in this Section to the greatest extent permitted by law.

C. Any violation of the requirements of this Chapter shall be subject to a civil penalty not to exceed \$1,000 per day of violation. Each failure to provide the required notice or disclosure under Section 13.89.090 shall be considered a separate violation for each Rental Unit on a Rental Property.

D. A prevailing plaintiff in any action to enforce this Chapter shall be entitled to damages according to proof and reasonable attorneys' fees and costs. Any court of competent jurisdiction may order that any transfer or sale of Rental Property made without complying with the requirements of this Chapter be enjoined or rescinded, and may order that an Owner of Rental Property comply with the requirements of this Chapter.

### **13.89.180 Severability**

If any word, phrase, clause, sentence, subsection, section, or other portion of this Chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason by a decision of a court of competent jurisdiction, then such word, phrase, clause, sentence, subsection, section, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City Council hereby declares that it would have passed this Chapter, and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or words had been declared invalid or unconstitutional.

Section 2. Copies of this Ordinance shall be posted for two days prior to adoption in the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way. Within 15 days of adoption, copies of this Ordinance shall be filed at each branch of the Berkeley Public Library and the title shall be published in a newspaper of general circulation.

Price	Building Type	City	List Date	Closing Date	List date to Closing Date	How Sold	List Price	Sold Price	Address
\$1,700,000	Detached	BERKELEY	10/9/2020	11/2/2020	24	Cash	\$1,649,000	\$1,700,000	1032 Overlook Road
\$820,000	Detached	BERKELEY	7/8/2020	8/10/2020	33	Cash	\$675,000	\$820,000	1034 Pardee St
\$900,000	Detached	BERKELEY	9/6/2020	9/29/2020	23	Cash	\$899,000	\$900,000	1067 Woodside Rd
\$2,400,000	Detached	BERKELEY	6/22/2020	7/17/2020	25	Cash	\$2,350,000	\$2,400,000	1070 Keeler Ave
\$1,675,000	Detached	BERKELEY	10/14/2020	11/10/2020	27	Cash	\$1,099,000	\$1,675,000	1072 Overlook Rd
\$1,495,000	Detached	BERKELEY	1/21/2021	2/11/2021	21	Cash	\$1,499,000	\$1,495,000	1112 Chaucer Street
\$1,580,000	Detached	BERKELEY	10/13/2020	10/13/2020	0	Cash	\$1,600,000	\$1,580,000	1120 The Alameda
\$1,720,000	Detached	BERKELEY	4/4/2020	4/21/2020	17	Cash	\$1,395,000	\$1,720,000	1136 Fresno Ave
\$1,250,000	Detached	BERKELEY	4/3/2020	6/5/2020	82	Cash	\$1,295,000	\$1,250,000	1146 Keith Ave
\$944,100	Detached	BERKELEY	12/4/2020	12/17/2020	14	Cash	\$849,950	\$944,100	1165 Sterling Avenue
\$597,500	Detached	BERKELEY	5/8/2020	6/8/2020	31	Cash	\$448,888	\$597,500	1200 Cornell Ave
\$1,025,000	Detached	BERKELEY	5/24/2020	7/9/2020	46	Cash	\$900,000	\$1,025,000	1209 Oxford St
\$1,205,000	Detached	BERKELEY	2/19/2020	3/19/2020	28	Cash	\$865,000	\$1,205,000	1227 Delaware St
\$1,310,000	Detached	BERKELEY	8/19/2020	9/14/2020	26	Cash	\$898,000	\$1,310,000	1230 66Th St
\$2,030,000	Detached	BERKELEY	9/16/2020	10/20/2020	26	Cash	\$1,695,000	\$2,030,000	1238 Carlotta Ave
\$1,715,000	Detached	BERKELEY	11/5/2020	11/30/2020	25	Cash	\$1,350,000	\$1,715,000	1238 Hearst Ave
\$1,000,000	Detached	BERKELEY	7/7/2020	7/30/2020	13	Cash	\$895,000	\$1,000,000	1241 Carrison St
\$886,000	Detached	BERKELEY	11/25/2020	1/21/2021	57	Cash	\$850,000	\$886,000	1241 Talbot Ave
\$1,365,000	Detached	BERKELEY	2/12/2020	3/13/2020	29	Cash	\$1,050,000	\$1,365,000	1261 Hopkins St
\$1,620,000	Detached	BERKELEY	8/19/2020	9/4/2020	16	Cash	\$1,295,000	\$1,620,000	1293 Queens Rd
\$1,200,000	Detached	BERKELEY	9/15/2020	9/30/2020	15	Cash	\$829,000	\$1,200,000	1301 Blake St
\$1,499,750	Condo	BERKELEY	2/5/2020	3/2/2020	25	Cash	\$1,050,000	\$1,499,750	1307 Henry St
\$1,460,000	Detached	BERKELEY	9/2/2020	9/21/2020	19	Cash	\$1,079,000	\$1,460,000	1309 Parker St
\$1,375,000	Detached	BERKELEY	9/17/2020	10/6/2020	19	Cash	\$1,190,000	\$1,375,000	1322 66Th St
\$4,100,000	Detached	BERKELEY	8/31/2020	9/14/2020	15	Cash	\$4,100,000	\$4,100,000	1325 Arch St
\$1,210,000	Detached	BERKELEY	10/20/2020	11/17/2020	28	Cash	\$998,000	\$1,210,000	1377 Rose St
\$3,100,000	Detached	BERKELEY	9/8/2020	10/7/2020	29	Cash	\$2,980,000	\$3,100,000	1401 Le Roy Ave
\$915,000	Condo	BERKELEY	8/21/2020	9/8/2020	18	Cash	\$799,000	\$915,000	1406 Euclid Ave
\$800,000	Detached	BERKELEY	3/11/2020	5/11/2020	61	Cash	\$800,000	\$800,000	1420 5th St
\$1,393,000	Detached	BERKELEY	9/22/2020	10/13/2020	21	Cash	\$975,000	\$1,393,000	1427 Holly
\$1,550,000	Detached	BERKELEY	6/11/2020	7/7/2020	25	Cash	\$1,095,000	\$1,550,000	1480 Dwight Way
\$1,206,000	Detached	BERKELEY	6/13/2020	7/14/2020	31	Cash	\$938,000	\$1,206,000	1506 California St
\$975,000	Detached	BERKELEY	2/18/2020	4/3/2020	44	Cash	\$499,000	\$975,000	1519 Fairview
\$3,100,000	Detached	BERKELEY	8/28/2020	9/18/2020	21	Cash	\$2,895,000	\$3,100,000	1530 Grizzly Peak Boulevard
\$1,200,000	Detached	BERKELEY	9/25/2020	10/22/2020	27	Cash	\$989,000	\$1,200,000	1589 La Vereda rd



Price	Building Type	City	List Date	Closing Date	List date to Closing Date	How Sold	List Price	Sold Price	Address
\$1,050,000	Detached	BERKELEY	5/28/2020	6/26/2020	29	Cash	\$1,100,000	\$1,050,000	1604 Virginia St
\$2,900,000	Detached	BERKELEY	5/5/2020	5/28/2020	23	Cash	\$2,850,000	\$2,900,000	1615 Francisco St
\$830,000	Detached	BERKELEY	10/5/2020	1/27/2021	114	Cash	\$799,000	\$830,000	1623 Russell St.
\$850,000	Condo	BERKELEY	4/10/2020	5/8/2020	28	Cash	\$745,000	\$850,000	1628 Berkeley Way
\$1,600,000	Detached	BERKELEY	8/22/2020	9/9/2020	18	Cash	\$1,385,000	\$1,600,000	1633 62nd Street
\$843,000	Detached	BERKELEY	6/4/2019	10/28/2020	146	Cash	\$1,099,000	\$843,000	1641 STUART ST.
\$808,000	Detached	BERKELEY	3/3/2020	4/28/2020	56	Cash	\$599,900	\$808,000	1646 Ashby Ave
\$1,800,000	Detached	BERKELEY	11/12/2020	12/3/2020	21	Cash	\$1,295,000	\$1,800,000	1651 Visalia Ave
\$1,255,000	Detached	BERKELEY	8/15/2020	8/15/2020	0	Cash	\$1,200,000	\$1,255,000	1724 Berkeley Way
\$1,030,000	Detached	BERKELEY	9/18/2020	11/5/2020	48	Cash	\$950,000	\$1,030,000	1725 Berkeley Way
\$3,060,000	Detached	BERKELEY	7/8/2020	8/24/2020	47	Cash	\$2,995,000	\$3,060,000	1725 Grand View Dr
\$1,055,000	Detached	BERKELEY	10/8/2020	11/9/2020	31	Cash	\$799,000	\$1,055,000	1734 Cedar St
\$1,050,000	Detached	BERKELEY	4/16/2020	7/13/2020	88	Cash	\$1,050,000	\$1,050,000	1734 Lincoln St
\$1,150,000	Detached	BERKELEY	7/17/2020	9/8/2020	53	Cash	\$1,295,000	\$1,150,000	1770 Rose Street
\$760,000	Detached	BERKELEY	5/13/2020	6/26/2020	44	Cash	\$750,000	\$760,000	1821 Ward Street
\$1,414,662	Detached	BERKELEY	10/23/2020	12/31/2020	69	Cash	\$1,549,000	\$1,414,662	1823 Fairview St
\$3,300,000	Detached	BERKELEY	6/24/2020	10/6/2020	104	Cash	\$3,450,000	\$3,300,000	185 The Uplands
\$1,075,000	Detached	BERKELEY	6/24/2020	7/9/2020	15	Cash	\$889,000	\$1,075,000	1906 Stuart St
\$827,000	Detached	BERKELEY	5/12/2020	7/1/2020	50	Cash	\$799,000	\$827,000	1926 Monterey Ave
\$2,005,000	Detached	BERKELEY	8/8/2020	9/8/2020	31	Cash	\$1,795,000	\$2,005,000	2 Hazel Rd
\$2,800,000	Detached	BERKELEY	5/12/2020	5/12/2020	0	Cash	\$2,800,000	\$2,800,000	20 OAK RIDGE ROAD
\$2,193,502	Detached	BERKELEY	6/5/2019	2/26/2020	266	Cash	\$2,199,000	\$2,193,502	200 Panoramic Way
\$1,100,000	Detached	BERKELEY	10/27/2020	12/23/2020	57	Cash	\$890,000	\$1,100,000	2018 Blake Street
\$1,175,000	Detached	BERKELEY	1/4/2020	2/24/2020	51	Cash	\$1,150,000	\$1,175,000	2121 Woolsey Street
\$1,400,000	Detached	BERKELEY	3/4/2020	4/10/2020	37	Cash	\$1,140,000	\$1,400,000	2131 Spaulding Ave
\$1,600,000	Detached	BERKELEY	7/31/2020	8/21/2020	22	Cash	\$998,000	\$1,600,000	2224 California Street
\$1,900,000	Detached	BERKELEY	7/17/2020	8/18/2020	32	Cash	\$2,100,000	\$1,900,000	2225 Blake Street
\$2,060,000	Detached	BERKELEY	5/1/2020	5/18/2020	17	Cash	\$1,650,000	\$2,060,000	2319 CALIFORNIA STREET
\$2,343,000	Detached	BERKELEY	2/16/2020	3/17/2020	29	Cash	\$2,195,000	\$2,343,000	2333 Rose St
\$879,000	Condo	BERKELEY	4/6/2020	4/17/2020	11	Cash	\$879,000	\$879,000	2352 Hilgard Ave
\$1,600,000	Detached	BERKELEY	10/8/2020	10/23/2020	15	Cash	\$1,195,000	\$1,600,000	2422 Mcgee Ave
\$1,776,000	Detached	BERKELEY	2/5/2020	3/2/2020	25	Cash	\$1,315,000	\$1,776,000	2433 Browning St
\$1,777,000	Detached	BERKELEY	12/9/2020	1/8/2021	31	Cash	\$899,000	\$1,777,000	2508 Woolsey Street
\$1,280,000	Detached	BERKELEY	9/22/2020	10/13/2020	21	Cash	\$1,225,000	\$1,280,000	2623 Virginia St
\$554,000	Condo	BERKELEY	12/8/2020	1/15/2021	38	Cash	\$549,000	\$554,000	2628 Telegraph

Price	Building Type	City	List Date	Closing Date	List date to Closing Date	How Sold	List Price	Sold Price	Address
\$630,000	Condo	BERKELEY	11/12/2020	12/4/2020	32	Cash	\$640,000	\$630,000	2634 Virginia St
\$1,525,000	Detached	BERKELEY	1/14/2021	2/11/2021	28	Cash	\$1,049,000	\$1,525,000	2641 Grant St
\$2,825,000	Detached	BERKELEY	11/10/2020	12/10/2020	30	Cash	\$2,585,000	\$2,825,000	265 Hillcrest Road
\$630,000	Condo	BERKELEY	7/21/2020	8/10/2020	20	Cash	\$599,888	\$630,000	2700 Le Conte Ave
\$1,715,000	Detached	BERKELEY	10/20/2020	12/16/2020	57	Cash	\$1,795,000	\$1,715,000	2709 College Ave
\$2,100,000	Detached	BERKELEY	10/15/2020	11/12/2020	38	Cash	\$1,795,000	\$2,100,000	2738 Benvenue Ave
\$495,000	Condo	BERKELEY	1/28/2020	5/6/2020	35	Cash	\$495,000	\$495,000	2747 san pablo
\$1,450,000	Detached	BERKELEY	8/21/2020	10/19/2020	59	Cash	\$1,100,000	\$1,450,000	2777 Hilgard Ave
\$1,660,000	Detached	BERKELEY	10/7/2020	11/24/2020	48	Cash	\$1,495,000	\$1,660,000	2800 Piedmont ave
\$1,300,000	Detached	BERKELEY	1/20/2021	2/4/2021	15	Cash	\$895,000	\$1,300,000	2801 Park St
\$1,350,000	Detached	BERKELEY	7/30/2020	8/14/2020	16	Cash	\$800,000	\$1,350,000	2809 Fulton
\$4,370,000	Detached	BERKELEY	10/8/2020	12/18/2020	71	Cash	\$4,295,000	\$4,370,000	2902 Buena Vista Way
\$585,000	Condo	BERKELEY	10/16/2020	11/2/2020	17	Cash	\$585,000	\$585,000	2907 Channing Way
\$1,227,500	Detached	BERKELEY	9/27/2020	10/23/2020	26	Cash	\$1,085,000	\$1,227,500	2910 Acton Street
\$1,330,000	Detached	BERKELEY	3/17/2020	6/2/2020	77	Cash	\$1,350,000	\$1,330,000	2943 Hillegass Ave
\$1,800,000	Detached	BERKELEY	4/20/2020	5/18/2020	28	Cash	\$1,600,000	\$1,800,000	30 Bay Tree Lane
\$955,000	Condo	BERKELEY	11/30/2020	12/23/2020	24	Cash	\$789,000	\$955,000	3040 College Ave
\$335,000	Condo	BERKELEY	5/26/2020	6/16/2020	21	Cash	\$299,000	\$335,000	3050 College Ave
\$1,750,000	Detached	BERKELEY	1/13/2021	2/5/2021	23	Cash	\$1,325,000	\$1,750,000	3075 Bateman St
\$2,510,000	Detached	BERKELEY	3/18/2020	4/1/2020	14	Cash	\$1,999,000	\$2,510,000	45 The Plaza Dr
\$1,025,000	Detached	BERKELEY	8/6/2020	8/28/2020	22	Cash	\$848,000	\$1,025,000	48 Mosswood Rd
\$1,650,000	Detached	BERKELEY	7/5/2020	9/8/2020	65	Cash	\$1,900,000	\$1,650,000	5 W Parnassus Ct
\$2,230,000	Detached	BERKELEY	5/20/2020	6/5/2020	16	Cash	\$1,995,000	\$2,230,000	536 The Alameda
\$1,177,000	Detached	BERKELEY	3/31/2020	4/22/2020	23	Cash	\$1,050,000	\$1,177,000	545 Panoramic Way
\$1,814,000	Detached	BERKELEY	9/4/2020	9/25/2020	21	Cash	\$1,295,000	\$1,814,000	573 Santa Rosa Ave
\$900,000	Detached	BERKELEY	8/8/2020	9/3/2020	26	Cash	\$829,000	\$900,000	604 neilson
\$1,400,639	Detached	BERKELEY	1/18/2021	2/8/2021	21	Cash	\$999,000	\$1,400,639	639 Cragmont
\$2,500,000	Detached	BERKELEY	9/24/2020	10/13/2020	19	Cash	\$1,995,000	\$2,500,000	646 COLUSA AVENUE
\$2,300,000	Detached	BERKELEY	6/25/2020	7/16/2020	21	Cash	\$1,800,000	\$2,300,000	649 Alvarado Rd
\$1,816,616	Detached	BERKELEY	3/6/2020	4/20/2020	45	Cash	\$1,995,000	\$1,816,616	765 San Luis Rd
\$3,000,000	Detached	BERKELEY	3/24/2020	3/24/2020	0	Cash	\$2,695,000	\$3,000,000	822 Mendocino Ave
\$2,335,000	Detached	BERKELEY	2/24/2020	3/19/2020	23	Cash	\$1,895,000	\$2,335,000	844 Spruce St
\$1,960,000	Detached	BERKELEY	1/7/2021	1/26/2021	19	Cash	\$1,430,000	\$1,960,000	90 Alamo Ave
\$1,908,108	Detached	BERKELEY	9/18/2020	10/28/2020	40	Cash	\$1,908,108	\$1,908,108	906 Hearst Ave
\$1,650,000	Detached	BERKELEY	1/15/2020	2/19/2020	35	Conventional	\$1,395,000	\$1,650,000	1 Rock Ln

Price	Building Type	City	List Date	Closing Date	List date to Closing Date	How Sold	List Price	Sold Price	Address
\$1,625,000	Detached	BERKELEY	12/2/2019	3/9/2020	70	Conventional	\$1,625,000	\$1,625,000	10 Terrace Walk
\$1,600,000	Detached	BERKELEY	9/19/2020	10/30/2020	41	Conventional	\$1,325,000	\$1,600,000	100 Parnassus Rd
\$1,300,000	Detached	BERKELEY	7/30/2020	10/30/2020	92	Conventional	\$1,449,000	\$1,300,000	1000 Mariposa Ave
\$1,200,000	Detached	BERKELEY	3/6/2020	4/22/2020	12	Conventional	\$899,000	\$1,200,000	1001 Merced St
\$925,000	Detached	BERKELEY	12/11/2020	2/8/2021	59	Conventional	\$850,000	\$925,000	1004 Cedar St
\$1,500,000	Detached	BERKELEY	6/12/2020	10/7/2020	117	Conventional	\$1,598,000	\$1,500,000	1008 Euclid Ave
\$1,200,000	Detached	BERKELEY	8/13/2020	9/22/2020	40	Conventional	\$1,250,000	\$1,200,000	101 Tamalpais Rd
\$1,400,000	Detached	BERKELEY	10/22/2020	1/5/2021	75	Conventional	\$1,499,888	\$1,400,000	101 Tunnel Road
\$1,450,000	Detached	BERKELEY	5/27/2020	6/24/2020	28	Conventional	\$1,349,000	\$1,450,000	1016 Cedar St
\$1,200,000	Detached	BERKELEY	5/7/2020	6/4/2020	28	Conventional	\$1,000,000	\$1,200,000	1019 Addison Street
\$1,410,000	Detached	BERKELEY	11/25/2020	1/11/2021	47	Conventional	\$1,200,000	\$1,410,000	1019 Middlefield Rd
\$1,350,000	Detached	BERKELEY	10/9/2020	11/13/2020	35	Conventional	\$1,095,000	\$1,350,000	1025 Colusa Ave
\$885,000	Detached	BERKELEY	12/14/2019	3/3/2020	79	Conventional	\$899,900	\$885,000	1030 Camelia Street
\$849,000	Condo	BERKELEY	10/2/2020	11/2/2020	31	Conventional	\$849,000	\$849,000	1032 Delaware St
\$1,440,000	Detached	BERKELEY	5/30/2020	8/28/2020	90	Conventional	\$1,395,000	\$1,440,000	1032 Keith Ave
\$1,900,000	Detached	BERKELEY	7/6/2020	8/14/2020	39	Conventional	\$1,850,000	\$1,900,000	1033 Amito Dr
\$1,250,000	Detached	BERKELEY	12/10/2020	2/5/2021	57	Conventional	\$1,250,000	\$1,250,000	1034 Pardee St
\$1,655,000	Detached	BERKELEY	12/29/2020	2/9/2021	42	Conventional	\$1,395,000	\$1,655,000	1036 Creston Rd
\$2,100,000	Detached	BERKELEY	10/24/2020	12/15/2020	52	Conventional	\$1,970,000	\$2,100,000	1040 AMITO DR
\$905,000	Detached	BERKELEY	3/17/2020	6/5/2020	80	Conventional	\$898,000	\$905,000	1040 Camelia
\$1,190,000	Detached	BERKELEY	5/3/2020	8/5/2020	94	Conventional	\$1,250,000	\$1,190,000	1044 Siler Pl
\$1,750,000	Detached	BERKELEY	6/18/2020	8/4/2020	47	Conventional	\$1,750,000	\$1,750,000	1050 Grand View Dr
\$1,575,000	Detached	BERKELEY	3/27/2020	3/27/2020	0	Conventional	\$1,575,000	\$1,575,000	1057 Monterey Ave
\$1,605,000	Detached	BERKELEY	11/2/2020	12/3/2020	31	Conventional	\$1,605,000	\$1,605,000	1076 Siler Pl
\$2,100,000	Detached	BERKELEY	12/9/2020	1/14/2021	36	Conventional	\$1,998,000	\$2,100,000	109 Strathmoor Dr
\$1,450,000	Detached	BERKELEY	10/23/2020	11/30/2020	37	Conventional	\$1,198,000	\$1,450,000	1097 MILLER AVENUE
\$1,865,000	Detached	BERKELEY	3/4/2020	4/24/2020	42	Conventional	\$1,695,000	\$1,865,000	1100 The Alameda
\$1,400,000	Detached	BERKELEY	10/16/2020	12/2/2020	47	Conventional	\$1,297,000	\$1,400,000	1104 Park Hills Rd
\$1,370,000	Detached	BERKELEY	10/8/2020	12/11/2020	64	Conventional	\$1,449,000	\$1,370,000	1104 Woodside Rd
\$1,335,000	Detached	BERKELEY	9/17/2020	10/19/2020	28	Conventional	\$1,295,000	\$1,335,000	1106 Besito Ave
\$2,099,000	Detached	BERKELEY	5/9/2020	10/2/2020	136	Conventional	\$2,000,000	\$2,099,000	1107 Alvarado Rd
\$1,210,000	Detached	BERKELEY	10/21/2020	11/19/2020	29	Conventional	\$895,000	\$1,210,000	1108 Dwight Way
\$2,000,000	Detached	BERKELEY	9/1/2020	10/7/2020	36	Conventional	\$1,195,000	\$2,000,000	1109 Cowper St
\$2,700,000	Detached	BERKELEY	8/17/2020	9/10/2020	22	Conventional	\$2,195,000	\$2,700,000	111 Alvarado Rd
\$1,100,000	Detached	BERKELEY	2/12/2020	3/17/2020	33	Conventional	\$850,000	\$1,100,000	1110 Chaucer St

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\$1,500,000	Detached	BERKELEY	11/16/2020	12/23/2020	37	Conventional	\$1,495,000	\$1,500,000	1114 Hillview Rd
\$1,200,000	Detached	BERKELEY	3/11/2020	4/14/2020	45	Conventional	\$899,000	\$1,200,000	1117 Cowper St
\$1,550,000	Detached	BERKELEY	11/20/2020	12/29/2020	39	Conventional	\$1,125,000	\$1,550,000	1121 Grizzly Peak Blvd
\$1,545,000	Detached	BERKELEY	12/24/2020	12/24/2020	0	Conventional	\$1,500,000	\$1,545,000	1125 Grizzly Peak Blvd
\$888,000	Condo	BERKELEY	3/10/2020	4/21/2020	42	Conventional	\$795,000	\$888,000	1125 Hearst Ave
\$1,500,000	Detached	BERKELEY	9/17/2020	10/26/2020	39	Conventional	\$1,160,000	\$1,500,000	1125 Spruce St
\$1,460,000	Detached	BERKELEY	9/8/2020	10/9/2020	31	Conventional	\$995,000	\$1,460,000	1126 Miller Ave
\$1,550,000	Detached	BERKELEY	9/24/2020	10/30/2020	36	Conventional	\$1,295,000	\$1,550,000	1135 The Alameda
\$1,051,000	Condo	BERKELEY	6/3/2020	7/9/2020	33	Conventional	\$950,000	\$1,051,000	1140 Delaware
\$2,200,000	Detached	BERKELEY	3/21/2020	7/10/2020	111	Conventional	\$2,150,000	\$2,200,000	1143 Keith Ave
\$2,600,000	Detached	BERKELEY	7/17/2020	8/20/2020	34	Conventional	\$1,995,000	\$2,600,000	1146 Spruce St
\$3,126,000	Detached	BERKELEY	8/19/2020	10/16/2020	58	Conventional	\$2,599,000	\$3,126,000	115 Parkside Dr
\$1,700,000	Detached	BERKELEY	10/2/2020	11/2/2020	30	Conventional	\$1,498,000	\$1,700,000	1151 Woodside Rd
\$1,500,000	Detached	BERKELEY	7/30/2020	9/10/2020	42	Conventional	\$1,150,000	\$1,500,000	1157 Cragmont Ave.
\$1,830,000	Detached	BERKELEY	4/6/2020	7/9/2020	94	Conventional	\$1,895,000	\$1,830,000	1157 Oxford Street
\$1,200,000	Detached	BERKELEY	4/22/2020	5/29/2020	37	Conventional	\$1,050,000	\$1,200,000	1161 Miller Ave
\$2,900,000	Detached	BERKELEY	10/23/2020	12/29/2020	67	Conventional	\$2,800,000	\$2,900,000	1165 Miller Avenue
\$1,300,000	Detached	BERKELEY	11/24/2020	12/30/2020	36	Conventional	\$1,110,000	\$1,300,000	1171 1/2 Grizzly Peak Blvd
\$1,260,000	Detached	BERKELEY	12/11/2020	1/21/2021	41	Conventional	\$919,000	\$1,260,000	1171 Glen Ave
\$1,390,000	Detached	BERKELEY	10/28/2019	8/28/2020	304	Conventional	\$1,195,000	\$1,390,000	1171 Sterling Ave
\$1,640,000	Detached	BERKELEY	5/22/2020	6/19/2020	28	Conventional	\$1,385,000	\$1,640,000	1171 Sutter St
\$1,600,000	Detached	BERKELEY	7/31/2020	9/10/2020	41	Conventional	\$1,395,000	\$1,600,000	1174 Cragmont Ave
\$1,100,000	Detached	BERKELEY	10/2/2020	11/13/2020	32	Conventional	\$987,000	\$1,100,000	1180 Keeler Ave
\$1,350,000	Detached	BERKELEY	10/29/2020	12/10/2020	42	Conventional	\$1,295,000	\$1,350,000	1190 Grizzly Peak Blvd
\$1,950,000	Detached	BERKELEY	2/11/2020	3/24/2020	41	Conventional	\$1,750,000	\$1,950,000	1194 Cragmont Ave
\$890,000	Detached	BERKELEY	9/1/2020	10/20/2020	49	Conventional	\$699,000	\$890,000	1200 Cornell Ave
\$1,275,000	Detached	BERKELEY	6/12/2020	7/10/2020	28	Conventional	\$1,049,000	\$1,275,000	1201 Hopkins St
\$1,575,000	Detached	BERKELEY	9/11/2020	10/21/2020	40	Conventional	\$1,498,000	\$1,575,000	121 Brookside Dr
\$2,400,000	Detached	BERKELEY	11/4/2020	12/15/2020	41	Conventional	\$1,875,000	\$2,400,000	1211 Spruce Street
\$955,000	Detached	BERKELEY	7/17/2020	8/12/2020	26	Conventional	\$925,000	\$955,000	1214 Talbot Ave
\$2,088,888	Detached	BERKELEY	7/23/2020	9/3/2020	42	Conventional	\$1,400,000	\$2,088,888	1215 Delaware St
\$1,300,000	Detached	BERKELEY	4/7/2020	5/29/2020	52	Conventional	\$1,300,000	\$1,300,000	1220 Martin Luther King Jr Way
\$1,100,000	Detached	BERKELEY	3/6/2020	4/21/2020	46	Conventional	\$975,000	\$1,100,000	1220 Peralta Ave
\$1,460,000	Detached	BERKELEY	12/2/2020	1/20/2021	49	Conventional	\$1,195,000	\$1,460,000	1222 Russell Street
\$838,000	Detached	BERKELEY	10/1/2020	11/24/2020	55	Conventional	\$780,000	\$838,000	1225 Cedar St

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\$1,600,000	Detached	BERKELEY	8/29/2020	10/12/2020	44	Conventional	\$1,049,000	\$1,600,000	1226 Carleton St
\$3,500,000	Detached	BERKELEY	8/11/2020	9/8/2020	28	Conventional	\$3,465,000	\$3,500,000	123 Parkside Dr
\$975,000	Detached	BERKELEY	3/11/2020	4/24/2020	44	Conventional	\$995,000	\$975,000	1236 Neilson Street
\$1,180,000	Detached	BERKELEY	10/9/2020	11/6/2020	28	Conventional	\$925,000	\$1,180,000	1242 Addison St
\$1,330,000	Detached	BERKELEY	6/23/2020	7/30/2020	37	Conventional	\$1,095,000	\$1,330,000	1249 Bancroft Way
\$755,000	Detached	BERKELEY	9/20/2020	12/18/2020	90	Conventional	\$739,000	\$755,000	1253 Ashby
\$1,050,000	Detached	BERKELEY	8/19/2020	10/1/2020	42	Conventional	\$949,000	\$1,050,000	1254 67Th St
\$2,600,000	Detached	BERKELEY	2/21/2020	3/17/2020	24	Conventional	\$1,495,000	\$2,600,000	1270 Monterey Avenue
\$815,000	Condo	BERKELEY	1/15/2020	4/7/2020	80	Conventional	\$749,000	\$815,000	1301 Bonita Ave
\$1,270,000	Detached	BERKELEY	6/2/2020	7/24/2020	52	Conventional	\$1,025,000	\$1,270,000	1303 Mcgee Ave
\$825,000	Detached	BERKELEY	12/3/2020	2/11/2021	70	Conventional	\$799,000	\$825,000	1308 Alcatraz Ave
\$1,409,500	Detached	BERKELEY	7/29/2020	9/4/2020	37	Conventional	\$1,100,000	\$1,409,500	1308 Derby Street
\$865,000	Detached	BERKELEY	2/11/2020	6/26/2020	135	Conventional	\$799,000	\$865,000	131 Avenida Dr
\$935,000	Detached	BERKELEY	4/12/2020	5/8/2020	26	Conventional	\$899,888	\$935,000	1310 Dwight Way
\$1,771,750	Detached	BERKELEY	7/6/2020	11/9/2020	126	Conventional	\$1,790,000	\$1,771,750	1310 Evelyn Ave
\$284,661	Condo	BERKELEY	5/15/2020	9/1/2020	109	Conventional	\$284,661	\$284,661	1314 Haskell St
\$985,000	Detached	BERKELEY	8/11/2020	9/23/2020	43	Conventional	\$985,000	\$985,000	1314 La Loma Ave
\$1,065,000	Detached	BERKELEY	1/8/2020	3/31/2020	82	Conventional	\$998,000	\$1,065,000	1322 Carrison St
\$3,100,000	Detached	BERKELEY	11/10/2020	12/25/2020	45	Conventional	\$3,100,000	\$3,100,000	1326 Arch St
\$900,000	Condo	BERKELEY	11/5/2020	12/10/2020	35	Conventional	\$785,000	\$900,000	1329 66Th St
\$1,290,000	Detached	BERKELEY	11/5/2020	12/29/2020	54	Conventional	\$1,050,000	\$1,290,000	1329 Albina Ave
\$1,085,000	Detached	BERKELEY	8/27/2020	10/5/2020	39	Conventional	\$895,000	\$1,085,000	1331 Gilman St
\$1,021,000	Condo	BERKELEY	9/16/2020	10/29/2020	43	Conventional	\$769,000	\$1,021,000	1336 Berkeley Way
\$953,000	Condo	BERKELEY	9/15/2020	10/9/2020	24	Conventional	\$849,000	\$953,000	1337 Henry St
\$1,350,000	Detached	BERKELEY	1/6/2020	3/12/2020	63	Conventional	\$1,249,000	\$1,350,000	1347 La Loma Ave
\$800,000	Detached	BERKELEY	6/11/2020	9/18/2020	99	Conventional	\$799,000	\$800,000	1349 Neilson
\$960,000	Detached	BERKELEY	10/20/2020	12/21/2020	62	Conventional	\$989,000	\$960,000	1360 Virginia St
\$1,000,000	Detached	BERKELEY	3/9/2020	5/20/2020	72	Conventional	\$1,000,000	\$1,000,000	1376 Grizzly Peak Blvd
\$1,450,000	Detached	BERKELEY	2/26/2020	4/14/2020	47	Conventional	\$1,095,000	\$1,450,000	1385 Virginia St
\$1,525,000	Detached	BERKELEY	7/10/2020	8/5/2020	26	Conventional	\$1,079,000	\$1,525,000	1386 Gilman St
\$925,000	Detached	BERKELEY	1/13/2021	2/3/2021	31	Conventional	\$850,000	\$925,000	1390 Summit Rd
\$1,700,000	Detached	BERKELEY	5/29/2020	11/5/2020	160	Conventional	\$1,775,000	\$1,700,000	14 Chancellor Pl
\$2,175,000	Detached	BERKELEY	10/26/2020	12/9/2020	14	Conventional	\$1,695,000	\$2,175,000	14 Eucalyptus Rd
\$1,100,000	Detached	BERKELEY	8/21/2020	2/2/2021	165	Conventional	\$1,295,000	\$1,100,000	140 Panoramic Way
\$1,380,000	Detached	BERKELEY	8/30/2020	11/6/2020	69	Conventional	\$1,288,888	\$1,380,000	1401 Channing Way

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\$1,250,000	Condo	BERKELEY	3/6/2020	4/17/2020	39	Conventional	\$945,000	\$1,250,000	1401 Walnut St
\$1,625,000	Detached	BERKELEY	1/13/2020	2/18/2020	36	Conventional	\$1,350,000	\$1,625,000	1404 Cypress St
\$1,097,469	Detached	BERKELEY	5/29/2020	7/2/2020	34	Conventional	\$1,100,000	\$1,097,469	1406 Peralta Ave
\$700,000	Condo	BERKELEY	12/2/2020	12/29/2020	27	Conventional	\$675,000	\$700,000	1406 San Pablo Avenue
\$860,000	Detached	BERKELEY	6/3/2020	7/2/2020	29	Conventional	\$698,000	\$860,000	1411 10Th St
\$1,175,000	Detached	BERKELEY	8/25/2020	10/16/2020	42	Conventional	\$1,050,000	\$1,175,000	1411 Acroft Court
\$950,000	Detached	BERKELEY	9/17/2020	10/23/2020	36	Conventional	\$799,000	\$950,000	1411 Acton Crescent
\$1,500,000	Detached	BERKELEY	1/14/2021	2/17/2021	34	Conventional	\$1,049,000	\$1,500,000	1411 Lincoln St
\$1,225,000	Detached	BERKELEY	1/29/2020	2/28/2020	30	Conventional	\$950,000	\$1,225,000	1414 Kains Avenue
\$1,384,500	Condo	BERKELEY	7/29/2020	9/11/2020	44	Conventional	\$1,300,000	\$1,384,500	1414 Oxford St
\$1,530,000	Detached	BERKELEY	9/17/2020	10/23/2020	35	Conventional	\$1,049,000	\$1,530,000	1416 Neilson Street
\$950,000	Detached	BERKELEY	6/16/2020	8/19/2020	64	Conventional	\$950,000	\$950,000	1417 Fairview St
\$1,300,000	Detached	BERKELEY	2/19/2020	3/31/2020	40	Conventional	\$979,000	\$1,300,000	1418 Grant St
\$1,490,000	Detached	BERKELEY	2/7/2020	5/13/2020	34	Conventional	\$1,198,000	\$1,490,000	1419 Derby St
\$952,000	Detached	BERKELEY	10/12/2020	11/19/2020	36	Conventional	\$850,000	\$952,000	1419 Harmon St.
\$1,250,000	Detached	BERKELEY	10/13/2020	11/20/2020	38	Conventional	\$949,000	\$1,250,000	1420 Acroft Ct
\$1,301,000	Detached	BERKELEY	11/30/2020	1/8/2021	40	Conventional	\$899,000	\$1,301,000	1421 Cornell Ave
\$1,335,000	Detached	BERKELEY	11/2/2020	12/8/2020	36	Conventional	\$1,095,000	\$1,335,000	1424 Stannage Ave
\$950,000	Detached	BERKELEY	7/7/2020	8/16/2020	0	Conventional	\$899,000	\$950,000	1428 Ward St
\$1,395,000	Detached	BERKELEY	10/2/2020	11/6/2020	35	Conventional	\$1,285,000	\$1,395,000	1429 Campus Dr
\$1,300,000	Detached	BERKELEY	7/27/2020	10/5/2020	70	Conventional	\$1,350,000	\$1,300,000	1434 Queens Road
\$1,300,000	Detached	BERKELEY	5/18/2020	7/1/2020	44	Conventional	\$1,050,000	\$1,300,000	1436 Carleton Street
\$1,205,781	Detached	BERKELEY	9/25/2020	11/16/2020	52	Conventional	\$900,000	\$1,205,781	1436 Delaware St
\$1,083,000	Detached	BERKELEY	9/25/2020	11/5/2020	41	Conventional	\$895,000	\$1,083,000	1444 66Th St
\$1,250,000	Detached	BERKELEY	1/29/2020	3/16/2020	46	Conventional	\$989,000	\$1,250,000	1444 Queens Rd
\$699,000	Condo	BERKELEY	10/16/2020	12/10/2020	55	Conventional	\$699,000	\$699,000	1450 4th Street
\$1,600,000	Detached	BERKELEY	7/17/2020	8/25/2020	39	Conventional	\$1,495,000	\$1,600,000	1451 Scenic Ave
\$1,480,000	Detached	BERKELEY	7/17/2020	9/3/2020	51	Conventional	\$1,395,000	\$1,480,000	1452 Grizzly Peak Blvd
\$1,610,000	Detached	BERKELEY	11/6/2020	12/17/2020	31	Conventional	\$1,349,000	\$1,610,000	1457 Olympus Ave
\$1,328,000	Detached	BERKELEY	11/12/2020	12/29/2020	47	Conventional	\$1,328,000	\$1,328,000	1459 Grizzly Peak Blvd
\$1,300,000	Detached	BERKELEY	7/9/2020	8/20/2020	42	Conventional	\$1,288,000	\$1,300,000	1464 Olympus Ave
\$1,650,000	Detached	BERKELEY	1/23/2020	3/5/2020	40	Conventional	\$1,190,000	\$1,650,000	1468 Stannage Ave
\$1,510,000	Detached	BERKELEY	8/20/2020	9/25/2020	36	Conventional	\$1,499,000	\$1,510,000	149 Strathmoor Dr
\$2,400,000	Detached	BERKELEY	9/11/2019	4/6/2020	207	Conventional	\$2,650,000	\$2,400,000	150 Bret Harte Rd
\$1,660,000	Detached	BERKELEY	6/23/2020	7/23/2020	30	Conventional	\$1,495,000	\$1,660,000	1500 Spruce St



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\$1,095,000	Detached	BERKELEY	7/22/2020	9/11/2020	51	Conventional	\$1,095,000	\$1,095,000	1501 Channing Way
\$950,000	Detached	BERKELEY	9/30/2020	11/12/2020	43	Conventional	\$925,000	\$950,000	1504 Russell St
\$925,000	Detached	BERKELEY	9/30/2020	1/13/2021	76	Conventional	\$950,000	\$925,000	1505 Russell St
\$1,499,000	Detached	BERKELEY	4/12/2020	5/15/2020	33	Conventional	\$1,495,000	\$1,499,000	1507 Grant St
\$2,050,000	Detached	BERKELEY	10/1/2020	11/9/2020	39	Conventional	\$1,595,000	\$2,050,000	1509 HOLLY STREET
\$1,282,000	Detached	BERKELEY	1/29/2020	3/6/2020	36	Conventional	\$925,000	\$1,282,000	1512 Bonita Ave
\$1,150,000	Detached	BERKELEY	4/17/2020	5/18/2020	31	Conventional	\$1,050,000	\$1,150,000	1513 Juanita Way
\$860,000	Detached	BERKELEY	8/13/2020	9/23/2020	41	Conventional	\$795,000	\$860,000	1514 Allston Way
\$960,000	Detached	BERKELEY	6/3/2020	9/3/2020	92	Conventional	\$960,000	\$960,000	1514 Prince St
\$1,350,000	Detached	BERKELEY	9/24/2020	11/3/2020	40	Conventional	\$1,095,000	\$1,350,000	1516 Hopkins St
\$950,000	Detached	BERKELEY	8/18/2020	9/23/2020	36	Conventional	\$750,089	\$950,000	1519 Carleton
\$1,350,000	Detached	BERKELEY	6/11/2020	7/31/2020	50	Conventional	\$990,000	\$1,350,000	1519 Milvia St
\$1,593,750	Detached	BERKELEY	10/16/2020	12/2/2020	47	Conventional	\$1,550,000	\$1,593,750	1519 Westview Dr
\$1,349,000	Detached	BERKELEY	10/22/2020	11/30/2020	39	Conventional	\$1,349,000	\$1,349,000	1522 Summit
\$1,300,000	Detached	BERKELEY	8/26/2020	9/29/2020	34	Conventional	\$925,000	\$1,300,000	1527 Buena Ave
\$640,000	Condo	BERKELEY	11/7/2020	1/8/2021	62	Conventional	\$575,000	\$640,000	1528 Julia St
\$1,605,000	Detached	BERKELEY	6/25/2020	7/28/2020	33	Conventional	\$1,295,000	\$1,605,000	1528 Mcgee Ave
\$1,400,000	Detached	BERKELEY	5/4/2020	6/12/2020	39	Conventional	\$1,389,000	\$1,400,000	1530 Carleton St
\$1,010,000	Detached	BERKELEY	5/22/2020	6/18/2020	27	Conventional	\$799,000	\$1,010,000	1530 Rose St
\$1,500,000	Detached	BERKELEY	11/21/2020	1/12/2021	52	Conventional	\$1,499,000	\$1,500,000	1536 62nd St
\$1,190,000	Detached	BERKELEY	12/2/2020	1/14/2021	33	Conventional	\$849,000	\$1,190,000	1547 Sacramento St
\$1,095,000	Detached	BERKELEY	8/26/2020	10/2/2020	37	Conventional	\$998,000	\$1,095,000	1555 Oregon St
\$1,000,000	Detached	BERKELEY	11/6/2020	12/16/2020	30	Conventional	\$949,000	\$1,000,000	1558 Acton St
\$1,010,000	Detached	BERKELEY	7/10/2020	8/10/2020	31	Conventional	\$999,000	\$1,010,000	1575 Portland Ave
\$978,000	Condo	BERKELEY	9/23/2020	11/12/2020	50	Conventional	\$829,000	\$978,000	1583 Arch St
\$1,550,000	Detached	BERKELEY	8/21/2020	10/1/2020	40	Conventional	\$1,350,000	\$1,550,000	1590 Campus Dr
\$1,015,000	Detached	BERKELEY	3/6/2020	8/10/2020	157	Conventional	\$1,025,000	\$1,015,000	1604 Belvedere Avenue
\$1,069,000	Detached	BERKELEY	6/12/2020	12/11/2020	182	Conventional	\$1,075,999	\$1,069,000	1605 Tyler St
\$1,415,000	Detached	BERKELEY	11/18/2020	12/30/2020	42	Conventional	\$1,398,000	\$1,415,000	1607 5th St
\$1,445,000	Detached	BERKELEY	9/24/2020	10/29/2020	35	Conventional	\$1,095,000	\$1,445,000	1608 Virginia St
\$1,925,000	Detached	BERKELEY	5/12/2020	6/17/2020	36	Conventional	\$1,895,000	\$1,925,000	1609 Visalia
\$1,275,000	Detached	BERKELEY	5/14/2020	6/19/2020	36	Conventional	\$998,000	\$1,275,000	1611 Beverly Place
\$1,260,000	Detached	BERKELEY	10/13/2020	11/18/2020	35	Conventional	\$1,075,000	\$1,260,000	1611 Curtis St
\$1,144,000	Detached	BERKELEY	8/19/2020	11/10/2020	83	Conventional	\$1,225,000	\$1,144,000	1613 Fifth St
\$1,200,000	Detached	BERKELEY	11/19/2020	1/28/2021	70	Conventional	\$1,299,888	\$1,200,000	1615 62Nd St

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\$880,000	Detached	BERKELEY	10/9/2020	11/18/2020	40	Conventional	\$798,000	\$880,000	1618 Belvedere Ave
\$1,200,000	Detached	BERKELEY	10/6/2020	11/20/2020	45	Conventional	\$899,000	\$1,200,000	1618 Grant St
\$1,425,000	Detached	BERKELEY	5/23/2020	7/7/2020	43	Conventional	\$1,500,000	\$1,425,000	1620 Berkeley Way
\$1,450,000	Detached	BERKELEY	9/16/2020	10/20/2020	34	Conventional	\$1,095,000	\$1,450,000	1620 California St
\$1,149,000	Detached	BERKELEY	5/20/2020	9/16/2020	119	Conventional	\$1,149,000	\$1,149,000	1628 Acton St
\$1,145,000	Detached	BERKELEY	10/28/2020	12/11/2020	44	Conventional	\$925,000	\$1,145,000	1628 Eighth St
\$1,300,000	Detached	BERKELEY	12/9/2020	1/15/2021	39	Conventional	\$975,000	\$1,300,000	1630 Derby St
\$1,780,000	Detached	BERKELEY	3/19/2020	5/6/2020	48	Conventional	\$1,549,000	\$1,780,000	1631 Fairview St
\$1,450,000	Detached	BERKELEY	10/6/2020	11/12/2020	37	Conventional	\$998,000	\$1,450,000	1634 California St
\$1,500,000	Detached	BERKELEY	4/8/2020	6/19/2020	72	Conventional	\$1,595,000	\$1,500,000	1634 McGee Ave
\$980,000	Detached	BERKELEY	1/7/2021	1/22/2021	0	Conventional	\$759,000	\$980,000	1634 Ninth St
\$885,000	Condo	BERKELEY	2/24/2020	2/24/2020	0	Conventional	\$885,000	\$885,000	1635 Scenic Ave
\$2,000,000	Detached	BERKELEY	9/23/2020	11/3/2020	41	Conventional	\$1,799,000	\$2,000,000	1636 7Th St
\$1,536,000	Detached	BERKELEY	1/14/2020	2/20/2020	37	Conventional	\$995,000	\$1,536,000	1636 Chestnut St
\$1,925,000	Detached	BERKELEY	10/17/2020	1/29/2021	104	Conventional	\$1,940,000	\$1,925,000	1638 Grand View Dr
\$950,000	Detached	BERKELEY	7/10/2020	9/22/2020	74	Conventional	\$799,000	\$950,000	1639 Julia St
\$1,136,000	Detached	BERKELEY	10/23/2020	12/14/2020	52	Conventional	\$950,000	\$1,136,000	1653 Ashby Ave
\$1,135,000	Detached	BERKELEY	9/14/2020	11/9/2020	56	Conventional	\$948,000	\$1,135,000	1660 Sacramento St
\$2,250,000	Detached	BERKELEY	1/22/2020	2/27/2020	34	Conventional	\$1,995,000	\$2,250,000	17 Eucalyptus Rd
\$1,950,000	Detached	BERKELEY	10/16/2020	11/23/2020	38	Conventional	\$1,695,000	\$1,950,000	170 Tamalpais Rd
\$1,000,000	Detached	BERKELEY	6/5/2020	7/17/2020	42	Conventional	\$895,000	\$1,000,000	1703 Russell St
\$1,315,000	Detached	BERKELEY	6/25/2020	11/10/2020	138	Conventional	\$1,350,000	\$1,315,000	1703 Sacramento St
\$1,065,000	Detached	BERKELEY	9/30/2020	12/4/2020	66	Conventional	\$850,000	\$1,065,000	1712 Blake St
\$1,007,350	Detached	BERKELEY	6/27/2020	7/27/2020	30	Conventional	\$819,000	\$1,007,350	1715 Sacramento St
\$1,312,500	Detached	BERKELEY	9/23/2020	10/30/2020	37	Conventional	\$975,000	\$1,312,500	1716 Stuart St
\$1,450,000	Detached	BERKELEY	1/29/2020	3/5/2020	33	Conventional	\$998,000	\$1,450,000	1718 Dwight Way
\$1,490,000	Detached	BERKELEY	12/1/2020	1/5/2021	35	Conventional	\$1,095,000	\$1,490,000	1722 San Lorenzo Ave
\$757,500	Condo	BERKELEY	5/1/2020	6/11/2020	42	Conventional	\$757,500	\$757,500	1726 Hearst Ave
\$1,600,000	Detached	BERKELEY	4/25/2020	7/3/2020	39	Conventional	\$1,495,000	\$1,600,000	1729 Milvia St
\$1,300,000	Detached	BERKELEY	10/7/2020	11/20/2020	44	Conventional	\$1,400,000	\$1,300,000	1732 Dwight Way
\$964,000	Detached	BERKELEY	7/22/2020	8/28/2020	35	Conventional	\$799,000	\$964,000	1733 Blake St
\$1,375,000	Detached	BERKELEY	3/20/2020	4/2/2020	13	Conventional	\$1,500,000	\$1,375,000	1733 Capistrano Ave
\$1,010,000	Townhouse	BERKELEY	6/20/2020	8/4/2020	40	Conventional	\$795,000	\$1,010,000	1733 Francisco St
\$1,610,000	Detached	BERKELEY	10/22/2020	11/24/2020	32	Conventional	\$1,295,000	\$1,610,000	1743 Cedar St
\$1,425,000	Detached	BERKELEY	8/6/2020	9/22/2020	47	Conventional	\$1,025,000	\$1,425,000	1744 McGee Ave

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\$607,000	Condo	BERKELEY	1/6/2021	2/17/2021	42	Conventional	\$520,000	\$607,000	1767 Euclid Ave
\$1,427,500	Detached	BERKELEY	11/7/2020	12/17/2020	30	Conventional	\$1,199,000	\$1,427,500	1801 Ward St
\$369,000	Condo	BERKELEY	7/22/2020	10/30/2020	100	Conventional	\$379,000	\$369,000	1804 8th St
\$425,000	Condo	BERKELEY	7/9/2020	10/30/2020	113	Conventional	\$419,000	\$425,000	1808 A 8Th St
\$1,725,000	Detached	BERKELEY	7/22/2020	8/27/2020	35	Conventional	\$1,375,000	\$1,725,000	1811 Berkeley Way
\$1,581,136	Detached	BERKELEY	5/8/2020	8/19/2020	93	Conventional	\$1,595,000	\$1,581,136	1817 Carleton St C
\$1,775,000	Detached	BERKELEY	12/1/2020	1/6/2021	37	Conventional	\$1,298,000	\$1,775,000	1821 San Ramon Avenue
\$2,050,000	Detached	BERKELEY	9/1/2020	10/7/2020	36	Conventional	\$1,875,000	\$2,050,000	1823 Blake St
\$580,000	Condo	BERKELEY	11/19/2020	2/5/2021	77	Conventional	\$549,000	\$580,000	1825 Vine St
\$1,500,000	Detached	BERKELEY	5/13/2020	6/4/2020	24	Conventional	\$1,399,000	\$1,500,000	1829 Bancroft Way
\$1,800,000	Detached	BERKELEY	7/10/2020	8/18/2020	39	Conventional	\$1,680,000	\$1,800,000	1829 Monterey Ave
\$2,548,900	Detached	BERKELEY	8/24/2020	10/6/2020	43	Conventional	\$2,095,000	\$2,548,900	1830 Berkeley Way
\$538,000	Condo	BERKELEY	5/22/2020	9/4/2020	105	Conventional	\$598,000	\$538,000	1835 Spruce St
\$1,625,000	Detached	BERKELEY	11/10/2020	1/28/2021	79	Conventional	\$1,599,000	\$1,625,000	1842 Channing Way
\$201,815	Condo	BERKELEY	10/9/2020	12/11/2020	63	Conventional	\$201,815	\$201,815	1849 Shattuck
\$610,000	Condo	BERKELEY	4/17/2020	7/23/2020	97	Conventional	\$595,000	\$610,000	1849 Shattuck Ave
\$1,510,000	Detached	BERKELEY	9/21/2020	12/3/2020	73	Conventional	\$1,510,000	\$1,510,000	185 Hill Road
\$1,460,000	Detached	BERKELEY	10/16/2020	11/13/2020	28	Conventional	\$1,095,000	\$1,460,000	1851 San Pedro Ave
\$1,245,000	Detached	BERKELEY	8/17/2020	9/18/2020	32	Conventional	\$1,150,000	\$1,245,000	1854 San Ramon Ave
\$1,925,000	Detached	BERKELEY	1/22/2020	3/12/2020	49	Conventional	\$1,949,000	\$1,925,000	1887 Tunnel Rd
\$1,750,000	Detached	BERKELEY	3/2/2020	4/14/2020	43	Conventional	\$1,695,000	\$1,750,000	19 Oakvale Ave
\$1,195,000	Detached	BERKELEY	11/4/2020	12/21/2020	47	Conventional	\$1,195,000	\$1,195,000	1905 Virginia St
\$2,200,000	Detached	BERKELEY	9/30/2020	11/10/2020	42	Conventional	\$1,595,000	\$2,200,000	1910 Los Angeles Ave
\$1,400,000	Detached	BERKELEY	8/20/2020	9/17/2020	28	Conventional	\$1,299,000	\$1,400,000	1911 Ninth Street #C
\$1,375,000	Detached	BERKELEY	1/24/2020	2/19/2020	26	Conventional	\$1,050,000	\$1,375,000	1912 California St
\$1,290,000	Detached	BERKELEY	6/25/2020	7/24/2020	29	Conventional	\$1,095,000	\$1,290,000	1914 Vine St
\$1,350,000	Townhouse	BERKELEY	4/29/2020	6/8/2020	40	Conventional	\$1,325,000	\$1,350,000	1919 Milvia St
\$1,300,000	Detached	BERKELEY	2/19/2020	4/21/2020	61	Conventional	\$1,050,000	\$1,300,000	1925 McGee Ave
\$1,120,000	Detached	BERKELEY	2/12/2020	3/27/2020	43	Conventional	\$899,000	\$1,120,000	1931 McGee Ave
\$1,950,000	Detached	BERKELEY	4/30/2020	7/1/2020	63	Conventional	\$1,795,000	\$1,950,000	1933 Yolo Ave
\$999,999	Detached	BERKELEY	9/23/2020	11/6/2020	44	Conventional	\$979,000	\$999,999	1934 Berryman St
\$1,710,000	Detached	BERKELEY	10/8/2020	11/30/2020	53	Conventional	\$1,599,000	\$1,710,000	1956 El Dorado
\$1,350,000	Detached	BERKELEY	9/26/2020	11/10/2020	46	Conventional	\$1,189,000	\$1,350,000	1962 Hopkins St
\$1,699,000	Detached	BERKELEY	9/4/2020	10/16/2020	42	Conventional	\$1,699,000	\$1,699,000	2011 Parker St
\$1,500,000	Detached	BERKELEY	7/10/2020	9/25/2020	77	Conventional	\$1,275,000	\$1,500,000	2012 9Th St

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\$1,500,000	Detached	BERKELEY	7/10/2020	9/25/2020	77	Conventional	\$1,275,000	\$1,500,000	2012 9th Street
\$1,450,000	Detached	BERKELEY	3/6/2020	4/15/2020	40	Conventional	\$995,000	\$1,450,000	2013 ESSEX St
\$1,285,000	Detached	BERKELEY	9/25/2020	11/19/2020	55	Conventional	\$925,000	\$1,285,000	2014 Acton St
\$380,000	Condo	BERKELEY	1/8/2020	3/4/2020	53	Conventional	\$395,000	\$380,000	2018 9Th St
\$570,000	Condo	BERKELEY	7/23/2020	9/9/2020	48	Conventional	\$545,000	\$570,000	2018 9Th St
\$1,170,000	Detached	BERKELEY	11/24/2020	2/4/2021	72	Conventional	\$998,000	\$1,170,000	2019 Prince St
\$925,000	Detached	BERKELEY	2/22/2020	2/22/2020	0	Conventional	\$925,000	\$925,000	2021 Grant St
\$206,883	Condo	BERKELEY	3/10/2020	7/7/2020	119	Conventional	\$206,883	\$206,883	2029 Channing Way
\$831,000	Condo	BERKELEY	1/22/2020	3/3/2020	40	Conventional	\$789,000	\$831,000	2029 CHANNING WAY
\$1,325,000	Detached	BERKELEY	9/30/2020	11/17/2020	49	Conventional	\$1,325,000	\$1,325,000	2030 6Th St
\$1,942,000	Detached	BERKELEY	10/2/2020	11/13/2020	42	Conventional	\$1,398,000	\$1,942,000	2040 6th Street
\$1,820,000	Detached	BERKELEY	11/18/2020	12/18/2020	30	Conventional	\$1,495,000	\$1,820,000	21 Bonnie Ln
\$1,750,000	Detached	BERKELEY	6/3/2020	7/7/2020	34	Conventional	\$1,465,000	\$1,750,000	21 Menlo Pl
\$1,306,000	Detached	BERKELEY	7/9/2020	7/24/2020	13	Conventional	\$995,000	\$1,306,000	2105 Browning Street
\$975,000	Detached	BERKELEY	10/9/2020	11/12/2020	34	Conventional	\$879,000	\$975,000	2107 Grant St
\$950,000	Condo	BERKELEY	2/3/2020	3/10/2020	33	Conventional	\$799,000	\$950,000	2125 9th Street
\$1,310,000	Detached	BERKELEY	7/23/2020	8/31/2020	39	Conventional	\$1,200,000	\$1,310,000	2125 Oregon St
\$1,640,000	Detached	BERKELEY	12/9/2020	2/8/2021	61	Conventional	\$1,395,000	\$1,640,000	2129-A Ninth St
\$1,500,000	Detached	BERKELEY	12/2/2020	1/25/2021	54	Conventional	\$1,295,000	\$1,500,000	2129-B Ninth
\$990,000	Detached	BERKELEY	12/15/2020	2/10/2021	57	Conventional	\$1,050,000	\$990,000	2131 Channing Way
\$1,300,000	Detached	BERKELEY	6/2/2020	7/2/2020	0	Conventional	\$1,350,000	\$1,300,000	2147 Blake St
\$1,600,000	Detached	BERKELEY	8/27/2020	10/8/2020	41	Conventional	\$1,499,000	\$1,600,000	2200 Marin Ave
\$1,450,000	Detached	BERKELEY	8/26/2020	11/5/2020	40	Conventional	\$1,500,000	\$1,450,000	2201 Eunice St
\$700,000	Condo	BERKELEY	9/4/2020	10/30/2020	56	Conventional	\$699,000	\$700,000	2201 Virginia Street
\$1,210,000	Detached	BERKELEY	3/6/2020	4/15/2020	40	Conventional	\$925,000	\$1,210,000	2205 McGee Ave
\$1,418,000	Detached	BERKELEY	9/4/2020	12/18/2020	105	Conventional	\$1,350,000	\$1,418,000	2209 Glen Avenue
\$1,500,000	Detached	BERKELEY	10/16/2020	1/6/2021	143	Conventional	\$1,475,000	\$1,500,000	2211 Ashby Ave
\$2,050,000	Detached	BERKELEY	10/22/2020	12/7/2020	45	Conventional	\$1,995,000	\$2,050,000	2216 9th Street
\$1,900,000	Detached	BERKELEY	6/1/2020	7/24/2020	43	Conventional	\$1,699,000	\$1,900,000	2228 Carleton St
\$1,815,000	Detached	BERKELEY	10/22/2020	11/24/2020	33	Conventional	\$1,175,000	\$1,815,000	2231 Roosevelt Ave
\$2,287,500	Detached	BERKELEY	1/22/2020	3/25/2020	62	Conventional	\$2,195,000	\$2,287,500	2240 Virginia St
\$1,110,000	Detached	BERKELEY	10/23/2020	12/8/2020	46	Conventional	\$850,000	\$1,110,000	2284 Bonar St
\$1,288,800	Detached	BERKELEY	8/27/2020	9/21/2020	25	Conventional	\$995,000	\$1,288,800	2309 Derby St
\$1,300,000	Detached	BERKELEY	2/12/2020	4/24/2020	38	Conventional	\$895,000	\$1,300,000	2310 Blake St
\$1,715,000	Detached	BERKELEY	9/9/2020	10/13/2020	40	Conventional	\$1,275,000	\$1,715,000	2310 Spaulding Ave

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\$1,039,500	Detached	BERKELEY	8/13/2020	9/10/2020	28	Conventional	\$799,000	\$1,039,500	2315 Acton Street
\$1,050,000	Detached	BERKELEY	7/6/2020	8/13/2020	38	Conventional	\$895,000	\$1,050,000	2318 Acton St
\$875,000	Detached	BERKELEY	6/10/2020	7/22/2020	42	Conventional	\$799,000	\$875,000	2322 McGee Ave
\$1,340,000	Detached	BERKELEY	6/2/2020	7/9/2020	37	Conventional	\$895,000	\$1,340,000	2324 California St
\$700,000	Condo	BERKELEY	11/12/2020	12/18/2020	36	Conventional	\$625,000	\$700,000	2325 Webster St
\$638,000	Condo	BERKELEY	2/4/2020	3/5/2020	29	Conventional	\$585,000	\$638,000	2327 10Th St
\$869,000	Condo	BERKELEY	5/27/2020	7/1/2020	35	Conventional	\$685,000	\$869,000	2333 10th Street
\$2,000,000	Detached	BERKELEY	5/29/2020	8/12/2020	75	Conventional	\$1,899,000	\$2,000,000	2334 Corona Ct
\$1,130,000	Detached	BERKELEY	8/17/2020	9/25/2020	39	Conventional	\$895,000	\$1,130,000	2337 Mckinley Ave
\$1,600,000	Detached	BERKELEY	9/17/2020	10/21/2020	34	Conventional	\$1,195,000	\$1,600,000	2341 Roosevelt Avenue
\$1,725,000	Detached	BERKELEY	9/25/2020	10/30/2020	35	Conventional	\$1,695,000	\$1,725,000	2357 Le Conte Ave
\$1,085,000	Detached	BERKELEY	4/1/2020	5/8/2020	38	Conventional	\$999,888	\$1,085,000	2360 WEST STREET
\$997,000	Detached	BERKELEY	7/6/2020	8/20/2020	45	Conventional	\$799,000	\$997,000	2410 Prince St
\$1,360,000	Detached	BERKELEY	2/5/2020	3/17/2020	38	Conventional	\$1,100,000	\$1,360,000	2412 Woolsey
\$1,350,000	Detached	BERKELEY	10/2/2020	11/20/2020	49	Conventional	\$1,195,000	\$1,350,000	2413A 5th St.
\$1,080,000	Detached	BERKELEY	2/19/2020	3/25/2020	34	Conventional	\$875,000	\$1,080,000	2424 Edwards St
\$960,000	Detached	BERKELEY	12/11/2020	1/29/2021	49	Conventional	\$949,000	\$960,000	2425 7Th St
\$1,015,000	Detached	BERKELEY	9/3/2020	10/6/2020	23	Conventional	\$925,000	\$1,015,000	2427 Browning St
\$930,000	Loft	BERKELEY	3/26/2020	5/11/2020	46	Conventional	\$930,000	\$930,000	2430 5Th St
\$1,330,000	Detached	BERKELEY	4/24/2020	5/29/2020	35	Conventional	\$998,000	\$1,330,000	2437 Roosevelt Avenue
\$1,030,000	Detached	BERKELEY	7/27/2020	8/28/2020	32	Conventional	\$795,000	\$1,030,000	2444 Acton St
\$1,400,000	Detached	BERKELEY	9/11/2020	10/9/2020	28	Conventional	\$1,095,000	\$1,400,000	2445 Edwards
\$1,200,000	Detached	BERKELEY	8/28/2020	10/8/2020	41	Conventional	\$995,000	\$1,200,000	2448 Acton St
\$1,575,000	Detached	BERKELEY	10/8/2020	11/30/2020	51	Conventional	\$1,295,000	\$1,575,000	2450 West St
\$900,000	Condo	BERKELEY	4/22/2020	5/29/2020	37	Conventional	\$895,000	\$900,000	2461 Hilgard Ave
\$1,650,000	Detached	BERKELEY	3/11/2020	4/17/2020	37	Conventional	\$1,250,000	\$1,650,000	2473 Prince St
\$762,000	Condo	BERKELEY	4/15/2020	5/14/2020	29	Conventional	\$750,000	\$762,000	2476 Martin Luther King Jr Way
\$1,675,000	Detached	BERKELEY	9/4/2020	10/15/2020	31	Conventional	\$1,425,000	\$1,675,000	2497 Valley St
\$1,250,000	Detached	BERKELEY	9/9/2020	10/26/2020	47	Conventional	\$1,099,000	\$1,250,000	25 Senior Ave
\$1,500,000	Detached	BERKELEY	3/4/2020	4/16/2020	34	Conventional	\$1,295,000	\$1,500,000	2500 Prince St
\$1,410,000	Detached	BERKELEY	8/18/2020	10/20/2020	63	Conventional	\$849,000	\$1,410,000	2508 Dana St
\$2,100,000	Detached	BERKELEY	2/12/2020	4/14/2020	30	Conventional	\$1,795,000	\$2,100,000	2509 Stuart St
\$765,000	Condo	BERKELEY	2/13/2020	4/1/2020	47	Conventional	\$750,000	\$765,000	2525 Ashby Ave.
\$675,000	Condo	BERKELEY	6/22/2020	7/17/2020	25	Conventional	\$629,000	\$675,000	2527 College Ave
\$910,000	Detached	BERKELEY	9/10/2020	10/23/2020	43	Conventional	\$789,000	\$910,000	2540 California St

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\$1,025,000	Detached	BERKELEY	1/22/2020	2/25/2020	34	Conventional	\$795,000	\$1,025,000	2543 Chilton Way
\$295,000	Condo	BERKELEY	3/16/2020	8/26/2020	163	Conventional	\$295,000	\$295,000	2550 Dana St
\$1,350,000	Detached	BERKELEY	4/1/2020	6/10/2020	70	Conventional	\$1,350,000	\$1,350,000	2582 Marin Ave
\$740,000	Condo	BERKELEY	8/7/2020	9/11/2020	35	Conventional	\$675,000	\$740,000	2587 Piedmont Ave
\$2,250,000	Detached	BERKELEY	9/25/2020	2/10/2021	138	Conventional	\$2,350,000	\$2,250,000	260 Gravatt Drive
\$3,100,000	Detached	BERKELEY	7/16/2020	10/7/2020	83	Conventional	\$3,199,000	\$3,100,000	2601 Derby St
\$1,055,000	Detached	BERKELEY	1/22/2020	2/24/2020	33	Conventional	\$879,000	\$1,055,000	2609 Mathews Street
\$1,305,000	Detached	BERKELEY	10/12/2020	11/18/2020	37	Conventional	\$849,000	\$1,305,000	2614 Acton St
\$1,243,000	Detached	BERKELEY	8/13/2020	9/18/2020	36	Conventional	\$1,195,000	\$1,243,000	2614 Benvenue Ave
\$1,305,000	Detached	BERKELEY	6/12/2020	8/31/2020	80	Conventional	\$1,195,000	\$1,305,000	2625 Grant St
\$775,000	Condo	BERKELEY	11/19/2020	1/22/2021	64	Conventional	\$789,000	\$775,000	2628 Telegraph Ave
\$1,460,000	Detached	BERKELEY	9/9/2020	10/23/2020	44	Conventional	\$1,125,000	\$1,460,000	2629 Mabel St
\$660,000	Condo	BERKELEY	5/26/2020	6/26/2020	31	Conventional	\$645,000	\$660,000	2638 Russell
\$720,000	Condo	BERKELEY	5/29/2020	7/7/2020	39	Conventional	\$655,000	\$720,000	2638 Russell St
\$550,000	Condo	BERKELEY	11/18/2020	1/15/2021	58	Conventional	\$558,000	\$550,000	2641 Webster St
\$655,000	Condo	BERKELEY	8/28/2020	10/30/2020	63	Conventional	\$589,000	\$655,000	2649 San Pablo Ave
\$1,693,000	Detached	BERKELEY	5/20/2020	7/17/2020	58	Conventional	\$1,689,000	\$1,693,000	268 Gravatt Dr
\$1,015,000	Condo	BERKELEY	10/1/2020	12/8/2020	68	Conventional	\$1,015,000	\$1,015,000	2700 8Th St
\$745,000	Condo	BERKELEY	1/7/2021	2/9/2021	33	Conventional	\$675,000	\$745,000	2700 Le Conte Ave
\$1,671,000	Detached	BERKELEY	2/19/2020	4/2/2020	40	Conventional	\$1,249,000	\$1,671,000	2711 Shasta Rd
\$800,000	Condo	BERKELEY	12/18/2020	2/2/2021	46	Conventional	\$695,000	\$800,000	2711 Virginia Street
\$1,130,000	Detached	BERKELEY	10/16/2020	12/2/2020	47	Conventional	\$895,000	\$1,130,000	2720 Acton St
\$555,000	Condo	BERKELEY	9/9/2020	1/22/2021	135	Conventional	\$575,000	\$555,000	2725 Prince St
\$455,000	Detached	BERKELEY	2/13/2020	2/27/2020	14	Conventional	\$399,000	\$455,000	2727 San Pablo Ave
\$2,020,606	Detached	BERKELEY	8/24/2020	10/6/2020	43	Conventional	\$1,499,000	\$2,020,606	2731 Hillegass Ave
\$2,050,000	Detached	BERKELEY	10/1/2020	10/26/2020	25	Conventional	\$1,895,000	\$2,050,000	2740 Prince St
\$2,860,000	Detached	BERKELEY	9/25/2020	11/3/2020	39	Conventional	\$2,595,000	\$2,860,000	2741 Webster St
\$1,165,000	Detached	BERKELEY	5/1/2020	5/27/2020	26	Conventional	\$879,000	\$1,165,000	2742 Wallace St
\$890,000	Condo	BERKELEY	5/19/2020	11/25/2020	190	Conventional	\$899,000	\$890,000	2747 San Pablo Ave
\$620,000	Condo	BERKELEY	6/2/2020	8/26/2020	85	Conventional	\$649,000	\$620,000	2747 San Pablo Ave
\$555,000	Condo	BERKELEY	3/6/2020	6/24/2020	110	Conventional	\$569,000	\$555,000	2747 San Pablo Ave
\$650,000	Condo	BERKELEY	8/1/2020	10/22/2020	82	Conventional	\$659,000	\$650,000	2747 San Pablo Ave
\$660,000	Condo	BERKELEY	3/13/2020	7/15/2020	124	Conventional	\$679,000	\$660,000	2747 San Pablo Ave
\$859,000	Condo	BERKELEY	2/16/2020	5/19/2020	92	Conventional	\$859,000	\$859,000	2747 San Pablo Ave
\$909,000	Condo	BERKELEY	7/31/2020	10/22/2020	54	Conventional	\$939,000	\$909,000	2747 San Pablo Ave



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\$679,000	Condo	BERKELEY	3/1/2020	6/2/2020	101	Conventional	\$679,000	\$679,000	2747 San Pablo Ave
\$603,400	Condo	BERKELEY	2/16/2020	5/29/2020	102	Conventional	\$599,000	\$603,400	2747 San Pablo Ave
\$970,000	Detached	BERKELEY	4/22/2020	6/9/2020	48	Conventional	\$848,000	\$970,000	2759 Wallace St
\$1,625,000	Detached	BERKELEY	6/18/2020	7/21/2020	33	Conventional	\$1,650,000	\$1,625,000	2774 Shasta Rd
\$800,000	Detached	BERKELEY	12/1/2020	1/29/2021	58	Conventional	\$799,000	\$800,000	2795 San Pablo Ave
\$1,050,000	Detached	BERKELEY	7/6/2020	8/7/2020	32	Conventional	\$1,050,000	\$1,050,000	28 Hopkins Ct
\$855,000	Condo	BERKELEY	9/16/2020	1/7/2021	113	Conventional	\$855,000	\$855,000	2804 Hillegass Ave
\$1,225,000	Detached	BERKELEY	3/15/2020	5/5/2020	46	Conventional	\$999,900	\$1,225,000	2809 California St
\$2,056,000	Detached	BERKELEY	8/3/2020	9/11/2020	39	Conventional	\$1,695,000	\$2,056,000	2810 Fulton St
\$767,000	Condo	BERKELEY	7/11/2020	9/28/2020	79	Conventional	\$699,000	\$767,000	2814 Hillegass Ave
\$1,033,500	Detached	BERKELEY	3/6/2020	4/14/2020	39	Conventional	\$899,000	\$1,033,500	2832 Milvia St
\$1,780,000	Detached	BERKELEY	12/3/2020	1/8/2021	36	Conventional	\$1,295,000	\$1,780,000	2835 Ashby Ave
\$658,000	Condo	BERKELEY	6/28/2020	7/28/2020	30	Conventional	\$650,000	\$658,000	2842 Woolsey St
\$1,530,000	Detached	BERKELEY	7/3/2020	8/10/2020	38	Conventional	\$1,249,000	\$1,530,000	2845 Buena Vista Way
\$2,015,000	Detached	BERKELEY	10/24/2020	2/12/2021	111	Conventional	\$2,185,000	\$2,015,000	2848 Derby St
\$2,545,000	Detached	BERKELEY	7/14/2020	10/28/2020	106	Conventional	\$2,545,000	\$2,545,000	285 The Uplands
\$2,925,000	Detached	BERKELEY	9/9/2020	10/5/2020	26	Conventional	\$2,699,000	\$2,925,000	2905 Garber St
\$2,300,000	Detached	BERKELEY	1/22/2020	2/27/2020	32	Conventional	\$1,895,000	\$2,300,000	2917 Avalon Ave
\$800,000	Detached	BERKELEY	6/6/2020	7/27/2020	41	Conventional	\$725,000	\$800,000	2921 Acton St
\$3,000,000	Detached	BERKELEY	10/8/2020	1/29/2021	103	Conventional	\$2,950,000	\$3,000,000	2927 Garber Street
\$2,405,000	Detached	BERKELEY	9/9/2020	10/13/2020	34	Conventional	\$1,995,000	\$2,405,000	2928 Derby St
\$2,600,000	Detached	BERKELEY	5/8/2020	8/7/2020	81	Conventional	\$2,695,000	\$2,600,000	2931 PIEDMONT AVENUE
\$830,000	Detached	BERKELEY	9/13/2020	12/4/2020	113	Conventional	\$894,000	\$830,000	2935 Acton Street
\$1,610,000	Detached	BERKELEY	6/7/2020	7/16/2020	39	Conventional	\$1,250,000	\$1,610,000	2936 Ellsworth St
\$4,100,000	Detached	BERKELEY	10/15/2020	12/3/2020	49	Conventional	\$3,830,000	\$4,100,000	2946 Avalon Ave
\$2,925,000	Detached	BERKELEY	7/28/2020	9/8/2020	11	Conventional	\$2,695,000	\$2,925,000	2946 Russell St
\$2,555,000	Detached	BERKELEY	10/30/2020	12/10/2020	41	Conventional	\$1,950,000	\$2,555,000	2950 Russell St
\$2,050,000	Detached	BERKELEY	3/11/2020	5/22/2020	72	Conventional	\$1,999,000	\$2,050,000	2951 Ashby Ave
\$2,160,000	Detached	BERKELEY	9/18/2020	11/10/2020	53	Conventional	\$1,800,000	\$2,160,000	30 Alvarado Pl
\$2,250,000	Detached	BERKELEY	7/15/2020	8/25/2020	36	Conventional	\$1,850,000	\$2,250,000	30 El Camino Real
\$1,000,000	Detached	BERKELEY	5/14/2020	6/19/2020	36	Conventional	\$949,000	\$1,000,000	3008 Dohr Street
\$1,597,000	Detached	BERKELEY	4/8/2020	8/20/2020	134	Conventional	\$1,595,000	\$1,597,000	3025 Claremont Ave
\$1,950,000	Detached	BERKELEY	8/28/2020	10/21/2020	54	Conventional	\$1,695,000	\$1,950,000	3026 Deakin St
\$2,450,000	Detached	BERKELEY	6/24/2020	7/24/2020	30	Conventional	\$1,995,000	\$2,450,000	3026 Hillegass Ave
\$1,300,000	Detached	BERKELEY	6/12/2020	7/31/2020	49	Conventional	\$1,299,000	\$1,300,000	3026 Martin Luther King Jr Way

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\$1,650,000	Detached	BERKELEY	1/15/2020	2/25/2020	41	Conventional	\$1,250,000	\$1,650,000	3034 Acton Street
\$1,805,000	Detached	BERKELEY	5/20/2020	7/13/2020	54	Conventional	\$1,749,000	\$1,805,000	3036 College Ave
\$926,000	Condo	BERKELEY	10/21/2020	11/23/2020	33	Conventional	\$789,000	\$926,000	3040 College Ave
\$1,200,000	Condo	BERKELEY	9/8/2020	11/10/2020	63	Conventional	\$1,200,000	\$1,200,000	3046 Telegraph Ave
\$1,125,000	Detached	BERKELEY	10/9/2020	11/13/2020	35	Conventional	\$979,000	\$1,125,000	3108 King St
\$560,000	Condo	BERKELEY	9/8/2020	12/7/2020	90	Conventional	\$575,000	\$560,000	3113 Shattuck Ave
\$702,500	Condo	BERKELEY	6/5/2020	7/16/2020	41	Conventional	\$685,000	\$702,500	3117 College Ave
\$920,000	Detached	BERKELEY	2/4/2020	6/25/2020	141	Conventional	\$999,888	\$920,000	3140 Sacramento St
\$830,000	Condo	BERKELEY	9/23/2020	11/4/2020	42	Conventional	\$775,000	\$830,000	3154 College Ave
\$1,475,000	Detached	BERKELEY	11/11/2020	1/26/2021	76	Conventional	\$1,098,000	\$1,475,000	3336 King St
\$985,000	Detached	BERKELEY	7/25/2020	8/28/2020	34	Conventional	\$949,000	\$985,000	3409 California St
\$1,225,000	Detached	BERKELEY	9/16/2020	12/17/2020	92	Conventional	\$1,250,000	\$1,225,000	350 Panoramic Way
\$1,350,000	Detached	BERKELEY	10/5/2020	12/1/2020	57	Conventional	\$969,000	\$1,350,000	3541 Dwight Way
\$2,600,000	Detached	BERKELEY	9/24/2020	11/4/2020	41	Conventional	\$2,795,000	\$2,600,000	40 Brookside Avenue
\$1,800,000	Detached	BERKELEY	10/31/2020	12/8/2020	38	Conventional	\$1,695,000	\$1,800,000	42 Somerset Place
\$1,400,000	Detached	BERKELEY	10/23/2020	12/7/2020	45	Conventional	\$1,100,000	\$1,400,000	43 Slater Ln
\$1,175,000	Detached	BERKELEY	5/29/2020	8/12/2020	75	Conventional	\$1,175,000	\$1,175,000	433 Michigan Ave
\$2,225,000	Detached	BERKELEY	8/5/2020	9/10/2020	36	Conventional	\$1,995,000	\$2,225,000	45 Alvarado Rd
\$1,400,000	Detached	BERKELEY	6/1/2020	7/1/2020	0	Conventional	\$1,300,000	\$1,400,000	480 Cragmont Ave
\$1,535,000	Detached	BERKELEY	8/5/2020	9/21/2020	47	Conventional	\$1,249,000	\$1,535,000	484 Cragmont Ave
\$1,605,000	Detached	BERKELEY	1/13/2020	3/19/2020	65	Conventional	\$1,495,000	\$1,605,000	488 Spruce St
\$1,750,000	Detached	BERKELEY	1/31/2020	3/17/2020	46	Conventional	\$1,375,000	\$1,750,000	5 Maybeck Twin Dr
\$1,225,000	Detached	BERKELEY	4/18/2020	5/22/2020	34	Conventional	\$1,450,000	\$1,225,000	50 ALTA ROAD
\$2,575,000	Detached	BERKELEY	5/29/2020	8/6/2020	68	Conventional	\$2,590,000	\$2,575,000	51 Vicente Rd
\$1,750,000	Detached	BERKELEY	7/30/2020	12/30/2020	153	Conventional	\$1,795,000	\$1,750,000	514 Grizzly Peak Blvd
\$2,500,000	Detached	BERKELEY	11/20/2020	12/18/2020	28	Conventional	\$1,875,000	\$2,500,000	515 Boynton Ave
\$1,610,000	Detached	BERKELEY	8/27/2020	10/2/2020	36	Conventional	\$1,425,000	\$1,610,000	52 The Crescent
\$2,225,000	Detached	BERKELEY	9/12/2020	10/20/2020	38	Conventional	\$2,195,000	\$2,225,000	520 Cragmont Ave
\$1,456,000	Detached	BERKELEY	10/8/2020	11/16/2020	39	Conventional	\$1,050,000	\$1,456,000	57 Evergreen Ln
\$1,700,000	Detached	BERKELEY	8/3/2020	9/9/2020	37	Conventional	\$1,695,000	\$1,700,000	57 Tunnel
\$1,250,000	Detached	BERKELEY	3/12/2020	4/10/2020	29	Conventional	\$1,125,000	\$1,250,000	587 Arlington Ave
\$2,050,000	Detached	BERKELEY	11/6/2020	12/14/2020	38	Conventional	\$1,995,000	\$2,050,000	590 Cragmont Ave
\$1,493,600	Detached	BERKELEY	9/1/2020	10/20/2020	50	Conventional	\$1,295,000	\$1,493,600	596 Grizzly Peak Blvd
\$2,595,000	Detached	BERKELEY	5/4/2020	9/25/2020	144	Conventional	\$2,595,000	\$2,595,000	6 Nogales St
\$2,340,000	Detached	BERKELEY	7/23/2020	8/25/2020	33	Conventional	\$1,900,000	\$2,340,000	6 Vallejo St

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\$1,526,000	Detached	BERKELEY	4/28/2020	5/29/2020	31	Conventional	\$1,175,000	\$1,526,000	614 Grizzly Peak Blvd
\$2,025,000	Detached	BERKELEY	9/3/2020	9/29/2020	26	Conventional	\$1,795,000	\$2,025,000	621 San Luis Rd
\$1,923,000	Detached	BERKELEY	10/14/2020	11/20/2020	35	Conventional	\$1,798,000	\$1,923,000	633 San Luis Road
\$3,200,000	Detached	BERKELEY	5/12/2020	7/24/2020	73	Conventional	\$3,450,000	\$3,200,000	636 Wildcat Canyon Rd
\$1,300,000	Detached	BERKELEY	7/7/2020	8/12/2020	36	Conventional	\$1,065,000	\$1,300,000	644 Vicente Ave
\$1,430,000	Detached	BERKELEY	5/8/2020	6/12/2020	35	Conventional	\$1,395,000	\$1,430,000	646 Vicente Ave
\$2,200,000	Detached	BERKELEY	7/1/2020	8/6/2020	37	Conventional	\$2,100,000	\$2,200,000	65 Arden Rd
\$950,000	Detached	BERKELEY	6/6/2020	7/30/2020	54	Conventional	\$995,000	\$950,000	656 Woodmont Ave
\$2,050,000	Detached	BERKELEY	10/14/2020	12/3/2020	50	Conventional	\$1,995,000	\$2,050,000	671 Spruce St
\$1,650,000	Detached	BERKELEY	7/22/2020	9/8/2020	48	Conventional	\$1,625,000	\$1,650,000	672 Cragmont Ave
\$1,650,000	Detached	BERKELEY	8/28/2020	10/6/2020	39	Conventional	\$1,595,000	\$1,650,000	6722 Charing Cross Road
\$1,100,000	Detached	BERKELEY	4/22/2020	6/10/2020	49	Conventional	\$850,000	\$1,100,000	6801 Sherwick Dr
\$1,500,000	Detached	BERKELEY	7/29/2020	10/5/2020	68	Conventional	\$1,395,000	\$1,500,000	6865 Bristol Dr
\$1,929,000	Detached	BERKELEY	10/1/2020	1/11/2021	102	Conventional	\$1,929,000	\$1,929,000	6874 Buckingham Blvd
\$1,500,000	Detached	BERKELEY	11/6/2019	8/28/2020	295	Conventional	\$1,549,000	\$1,500,000	6880 Buckingham Blvd
\$2,400,000	Detached	BERKELEY	7/21/2020	8/21/2020	31	Conventional	\$2,195,000	\$2,400,000	690 Euclid Ave
\$2,250,000	Detached	BERKELEY	4/3/2020	7/14/2020	102	Conventional	\$2,350,000	\$2,250,000	6907 NORFOLK ROAD
\$1,147,500	Detached	BERKELEY	3/4/2020	4/7/2020	34	Conventional	\$1,175,000	\$1,147,500	6911 Norfolk Rd
\$1,309,000	Detached	BERKELEY	9/3/2020	11/18/2020	66	Conventional	\$1,049,000	\$1,309,000	6920 Bristol Dr
\$1,451,000	Detached	BERKELEY	8/20/2020	10/1/2020	42	Conventional	\$995,000	\$1,451,000	6937 Bristol Drive
\$1,350,000	Detached	BERKELEY	2/3/2020	6/12/2020	129	Conventional	\$1,400,000	\$1,350,000	6939 Charing Cross Rd
\$1,395,000	Detached	BERKELEY	12/23/2020	1/22/2021	0	Conventional	\$1,395,000	\$1,395,000	6940 CHARING CROSS ROAD
\$1,600,000	Detached	BERKELEY	7/17/2020	8/27/2020	41	Conventional	\$1,395,000	\$1,600,000	6963 Buckingham Blvd
\$1,685,000	Detached	BERKELEY	7/28/2020	8/31/2020	34	Conventional	\$1,345,000	\$1,685,000	6967 Buckingham Blvd
\$1,395,000	Detached	BERKELEY	4/15/2020	5/22/2020	37	Conventional	\$1,350,000	\$1,395,000	697 Arlington Ave
\$1,800,000	Detached	BERKELEY	8/28/2020	9/30/2020	33	Conventional	\$1,790,000	\$1,800,000	6976 Buckingham Blvd
\$2,900,000	Detached	BERKELEY	3/13/2020	5/28/2020	76	Conventional	\$2,995,000	\$2,900,000	710 Spruce St
\$1,850,000	Detached	BERKELEY	5/5/2020	6/12/2020	38	Conventional	\$1,795,000	\$1,850,000	7133 Norfolk Road
\$2,705,000	Detached	BERKELEY	6/5/2020	7/9/2020	26	Conventional	\$2,350,000	\$2,705,000	715 The Alameda
\$1,145,000	Detached	BERKELEY	10/19/2020	12/15/2020	57	Conventional	\$1,145,000	\$1,145,000	7157 Buckingham Blvd
\$1,750,000	Detached	BERKELEY	8/7/2020	12/4/2020	119	Conventional	\$1,788,000	\$1,750,000	7287 Claremont Avenue #2628
\$1,405,000	Detached	BERKELEY	9/2/2020	10/14/2020	32	Conventional	\$1,295,000	\$1,405,000	737 Spruce St
\$2,000,000	Detached	BERKELEY	9/17/2020	9/21/2020	4	Conventional	\$1,995,000	\$2,000,000	742 Cragmont Ave
\$1,050,000	Detached	BERKELEY	1/8/2020	2/19/2020	42	Conventional	\$850,000	\$1,050,000	75 Whitaker Ave
\$1,500,000	Detached	BERKELEY	4/6/2020	5/12/2020	36	Conventional	\$1,550,000	\$1,500,000	76 Codornices Rd

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\$950,000	Condo	BERKELEY	5/14/2020	6/26/2020	44	Conventional	\$850,000	\$950,000	77 Panoramic Way
\$1,250,000	Detached	BERKELEY	6/3/2020	7/7/2020	34	Conventional	\$1,250,000	\$1,250,000	770 Grizzly Peak Boulevard
\$1,810,000	Detached	BERKELEY	3/9/2020	6/24/2020	107	Conventional	\$1,750,000	\$1,810,000	771 San Diego Rd
\$1,250,000	Detached	BERKELEY	4/30/2020	6/5/2020	37	Conventional	\$995,000	\$1,250,000	778 Peralta
\$1,175,000	Detached	BERKELEY	4/15/2020	6/22/2020	68	Conventional	\$1,225,000	\$1,175,000	779 Spruce St
\$1,241,237	Detached	BERKELEY	1/21/2020	2/25/2020	35	Conventional	\$995,000	\$1,241,237	780 Creston Rd
\$650,000	Condo	BERKELEY	11/18/2020	12/18/2020	30	Conventional	\$585,000	\$650,000	807 Delaware Street
\$1,410,000	Detached	BERKELEY	7/28/2020	9/11/2020	45	Conventional	\$1,249,000	\$1,410,000	809 Cragmont Ave
\$1,600,000	Detached	BERKELEY	9/14/2020	11/13/2020	60	Conventional	\$1,650,000	\$1,600,000	811 Channing Way
\$2,260,000	Detached	BERKELEY	5/20/2020	6/19/2020	30	Conventional	\$2,400,000	\$2,260,000	815 San Luis Rd
\$1,200,000	Detached	BERKELEY	5/4/2020	7/10/2020	67	Conventional	\$1,195,000	\$1,200,000	821 Indian Rock Ave.
\$1,720,000	Detached	BERKELEY	4/16/2020	5/12/2020	26	Conventional	\$1,659,000	\$1,720,000	829 Regal Road
\$960,000	Detached	BERKELEY	9/4/2020	10/16/2020	42	Conventional	\$988,000	\$960,000	833 Keeler Ave
\$1,055,000	Detached	BERKELEY	6/10/2020	7/14/2020	34	Conventional	\$825,000	\$1,055,000	842 Page St
\$1,230,000	Detached	BERKELEY	6/4/2020	7/7/2020	34	Conventional	\$995,000	\$1,230,000	844 Page St
\$620,000	Condo	BERKELEY	5/8/2020	5/8/2020	0	Conventional	\$620,000	\$620,000	845 Dwight Crescent
\$2,155,000	Detached	BERKELEY	9/30/2020	11/23/2020	54	Conventional	\$1,590,000	\$2,155,000	889 Creston Rd
\$1,700,000	Detached	BERKELEY	6/19/2020	9/2/2020	75	Conventional	\$1,750,000	\$1,700,000	89 San Mateo Rd
\$2,008,000	Detached	BERKELEY	9/17/2020	10/30/2020	43	Conventional	\$1,595,000	\$2,008,000	9 Greenwood Common
\$1,825,000	Detached	BERKELEY	10/17/2020	11/25/2020	39	Conventional	\$1,649,000	\$1,825,000	9 Maybeck Twin Drive
\$1,250,000	Detached	BERKELEY	4/7/2020	5/8/2020	31	Conventional	\$1,250,000	\$1,250,000	900 Keeler Ave
\$905,000	Detached	BERKELEY	10/20/2020	12/14/2020	56	Conventional	\$875,000	\$905,000	906 Bataan Ave
\$2,715,000	Detached	BERKELEY	6/25/2020	7/22/2020	27	Conventional	\$2,695,000	\$2,715,000	906 Indian Rock Ave
\$1,625,000	Detached	BERKELEY	7/27/2020	7/27/2020	0	Conventional	\$1,625,000	\$1,625,000	912 Cedar St.
\$1,155,000	Detached	BERKELEY	3/11/2020	4/8/2020	23	Conventional	\$1,059,000	\$1,155,000	913 Allston Way
\$1,495,000	Detached	BERKELEY	6/1/2020	7/17/2020	46	Conventional	\$1,495,000	\$1,495,000	914 Cedar St.
\$1,450,000	Detached	BERKELEY	3/20/2020	4/22/2020	33	Conventional	\$1,400,000	\$1,450,000	923 Euclid Ave
\$380,000	Condo	BERKELEY	11/1/2019	4/20/2020	180	Conventional	\$385,000	\$380,000	933 Addison St
\$1,900,000	Detached	BERKELEY	6/26/2020	8/7/2020	42	Conventional	\$1,800,000	\$1,900,000	954 Grizzly Peak Blvd
\$1,500,000	Detached	BERKELEY	3/2/2020	4/7/2020	36	Conventional	\$1,295,000	\$1,500,000	954 Keeler Ave
\$1,450,000	Detached	BERKELEY	5/21/2020	5/21/2020	0	Conventional	\$1,400,000	\$1,450,000	955 Creston Rd
\$2,100,000	Detached	BERKELEY	9/3/2020	9/30/2020	27	Conventional	\$1,795,000	\$2,100,000	956 Spruce St
\$1,286,000	Detached	BERKELEY	10/8/2020	11/18/2020	31	Conventional	\$1,395,000	\$1,286,000	962 Cragmont Ave
\$1,500,000	Detached	BERKELEY	11/5/2020	12/30/2020	55	Conventional	\$995,000	\$1,500,000	963 Shattuck Ave
\$1,040,000	Detached	BERKELEY	7/31/2020	9/15/2020	47	Conventional	\$899,000	\$1,040,000	970 Page Street

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\$850,000	Detached	BERKELEY	5/27/2020	7/6/2020	40	Conventional	\$749,000	\$850,000	977 Keeler Ave
\$1,350,000	Detached	BERKELEY	3/4/2020	5/8/2020	65	Conventional	\$1,395,000	\$1,350,000	99 Codornices Rd
\$711,000	Detached	BERKELEY	1/17/2020	4/9/2020	82	FHA	\$649,000	\$711,000	1034 Dwight Way
\$876,000	Detached	BERKELEY	7/26/2020	8/19/2020	0	FHA	\$799,000	\$876,000	1165 Virginia Street
\$2,100,000	Detached	BERKELEY	10/24/2020	12/15/2020	51	Other	\$1,970,000	\$2,100,000	1040 E AMITO Drive
\$760,776	Detached	BERKELEY	10/28/2020	11/13/2020	16	Other	\$599,950	\$760,776	1417 Northside Ave
\$2,800,000	Detached	BERKELEY	1/6/2020	3/27/2020	80	Other	\$2,830,000	\$2,800,000	1538 Grand View
\$4,875,000	Detached	BERKELEY	9/21/2016	10/20/2020	1489	Other	\$5,995,000	\$4,875,000	1960 San Antonio Avenue
\$1,479,000	Detached	BERKELEY	7/26/2019	3/3/2020	220	Other	\$1,495,000	\$1,479,000	1985 Tunnel Rd
\$736,000	Detached	BERKELEY	12/5/2019	5/29/2020	20	Other	\$700,000	\$736,000	2329 Acton Street
\$915,000	Detached	BERKELEY	8/31/2020	10/15/2020	46	Other	\$948,000	\$915,000	430 Arlington Ave
\$1,166,000	Detached	BERKELEY	7/22/2020	8/14/2020	23	Private	\$1,095,000	\$1,166,000	2310 Haste St
\$1,425,000	Detached	BERKELEY	9/10/2020	12/31/2020	112	VA	\$1,349,000	\$1,425,000	1098 Keith Ave
\$950,000	Detached	BERKELEY	12/16/2020	2/11/2021	57	VA	\$950,000	\$950,000	1516 Alcatraz Ave
\$379,000	Condo	BERKELEY	7/22/2020	11/4/2020	105	VA	\$379,000	\$379,000	1806 8th St
\$649,000	Condo	BERKELEY	7/22/2020	10/7/2020	77		\$649,000	\$649,000	2747 San Pablo Avenue
					52				

Building Type	Cumulative DOMLS	Days On Market	Days On MLS	How Sold	List Date	Pending Date	Closing Date	Days listed to close	List Price	Sold Price	Tot # of Units	Address	
2HOUSES-1LOT	46	46	46	Cash	10/23/2020	12/8/2020	12/31/2020	69	\$1,549,000	\$1,414,662		1823 Fairview St	44
2HOUSES-1LOT	11	11	11	Cash	12/10/2020	12/21/2020	2/9/2021	61	\$1,495,000	\$1,750,000		2730 10Th St	
2HOUSES-1LOT	14	14	14	Conventional	7/3/2020	7/21/2020	8/26/2020	54	\$1,375,000	\$1,500,000		1135 Delaware St	
2HOUSES-1LOT	62	62	62	Conventional	4/6/2020	6/7/2020	7/9/2020	94	\$1,895,000	\$1,830,000		1157 Oxford Street	
2HOUSES-1LOT	21	21	21	Conventional	11/4/2020	11/25/2020	12/21/2020	47	\$1,195,000	\$1,195,000		1905 Virginia St	
2HOUSES-1LOT	69	41	41	Conventional	9/22/2020	11/2/2020	12/3/2020	72	\$1,420,000	\$1,420,000		2133 Spaulding Ave	
2HOUSES-1LOT	44	6	44	Conventional	12/4/2020	12/16/2020	12/24/2020	20	\$1,600,000	\$1,600,000		2610 Russell St	
2HOUSES-1LOT	18	18	18	Conventional	1/17/2020	2/4/2020	2/25/2020	39	\$1,250,000	\$1,650,000		3036 Acton St	
2HOUSES-1LOT	37	37	37	Other	11/13/2019	12/20/2019	3/27/2020	75	\$599,000	\$500,000		1120 ADDISON Street	
5 plus	27	27	27	Cash	6/30/2020	7/27/2020	8/14/2020	45	\$2,050,000	\$1,950,000		7 1327 Hopkins	
5 Plus	8	8	8	Cash	10/15/2020	10/23/2020	12/4/2020	50	\$799,000	\$878,475		6 1357 Hopkins St	
5 plus	189	189	189	Cash	9/13/2019	3/20/2020	3/26/2020	194	\$1,500,000	\$1,025,000	96	5 1616 Prince St	
5 plus	27	27	27	Cash	8/12/2020	9/8/2020	9/25/2020	44	\$1,795,000	\$1,700,000		7 2021 Vine St	
5 plus	15	15	15	Cash	1/22/2020	2/6/2020	3/24/2020	61	\$2,100,000	\$2,200,000		8 2421 Webster Street	
5 plus	21	21	21	Conventional	9/13/2019	10/4/2019	2/26/2020	166	\$5,850,000	\$5,667,500		11 1444 Walnut St	
5 plus	53	53	53	Conventional	3/2/2020	4/24/2020	6/19/2020	109	\$1,950,000	\$1,750,000		6 1522 Prince St	
5 plus	81	81	81	Conventional	11/9/2019	1/29/2020	3/20/2020	141	\$4,849,000	\$4,750,000		15 2339 Hilgard	
5 plus	26	26	26	Conventional	3/5/2020	3/31/2020	7/15/2020	132	\$4,950,000	\$4,600,000		12 3110 College Avenue	
5 plus	57	57	57	Conventional	6/18/2020	8/14/2020	8/31/2020	74	\$1,650,000	\$1,640,000		6 3205 California St	
5 plus	21	20	21	Private	1/8/2021	1/28/2021	2/11/2021	34	\$1,599,000	\$2,005,000		6 2511 Virginia Street	
DUPLEX	56	56	56	Cash	4/20/2020	7/15/2020	9/4/2020	137	\$1,100,000	\$965,000		1333 Santa Fe Ave	
DUPLEX	11	11	11	Cash	8/19/2020	8/30/2020	9/9/2020	21	\$1,385,000	\$1,600,000		1633 62nd Street	
DUPLEX	28	17	28	Cash	9/18/2020	10/5/2020	11/5/2020	48	\$950,000	\$1,030,000		1725 Berkeley Way	
DUPLEX	10	10	10	Cash	8/10/2020	8/20/2020	9/4/2020	25	\$1,295,000	\$1,312,500		2332 Virginia St	
DUPLEX	13	13	13	Cash	2/5/2020	2/18/2020	3/2/2020	25	\$1,315,000	\$1,776,000		2433 Browning St	
DUPLEX	19	19	19	Cash	6/4/2020	6/23/2020	7/10/2020	36	\$1,499,000	\$1,513,637		2610 College Ave	
DUPLEX	10	9	10	Cash	7/30/2020	8/8/2020	8/14/2020	15	\$800,000	\$1,350,000		2809 Fulton	
DUPLEX	31	30	31	Cash	12/12/2020	1/11/2021	2/8/2021	58	\$1,800,000	\$1,650,000		2027 Delaware St	
DUPLEX	13	13	13	Conventional	2/12/2020	2/25/2020	3/17/2020	43	\$850,000	\$1,100,000		1110 Chaucer St	
DUPLEX	60	60	60	Conventional	9/6/2019	6/20/2020	7/17/2020	314	\$2,000,000	\$2,000,000		1150 Arch St	
DUPLEX	13	13	13	Conventional	6/2/2020	6/15/2020	7/24/2020	52	\$1,025,000	\$1,270,000		1303 McGee Ave	
DUPLEX	8	0	8	Conventional	11/13/2020	11/13/2020	12/10/2020	37	\$1,249,000	\$1,249,000		1310 Delaware St	
DUPLEX	12	12	12	Conventional	4/23/2020	5/5/2020	5/18/2020	25	\$999,000	\$1,100,000		1362 Hopkins St	
DUPLEX	15	15	15	Conventional	1/22/2020	2/6/2020	3/5/2020	42	\$1,190,000	\$1,650,000		1468 Stannage Avenue	
DUPLEX	13	13	13	Conventional	6/19/2020	7/8/2020	7/31/2020	42	\$925,000	\$925,000		1505 Berkeley Way	
DUPLEX	21	21	21	Conventional	11/21/2020	12/12/2020	1/12/2021	53	\$1,499,000	\$1,500,000		1536 62nd St	
DUPLEX	8	8	8	Conventional	9/6/2020	9/14/2020	10/7/2020	31	\$998,000	\$1,130,000		1538 Harmon Street	
DUPLEX	12	12	12	Conventional	11/18/2020	11/30/2020	12/30/2020	42	\$1,398,000	\$1,415,000		1607 5Th St	
DUPLEX	6	6	6	Conventional	5/12/2020	5/18/2020	6/17/2020	36	\$1,895,000	\$1,925,000		1609 Visalia	
DUPLEX	3	2	3	Conventional	3/20/2020	3/22/2020	5/6/2020	45	\$1,549,000	\$1,780,000		1631 Fairview St	
DUPLEX	15	15	15	Conventional	1/14/2020	1/29/2020	2/20/2020	37	\$995,000	\$1,536,000		1636 Chestnut St	
DUPLEX	76	42	42	Conventional	7/10/2020	9/2/2020	9/22/2020	74	\$799,000	\$950,000		1639 Julia St	
DUPLEX	14	14	14	Conventional	2/12/2020	2/26/2020	3/20/2020	36	\$895,000	\$1,161,000		1652 Chestnut St	
DUPLEX	108	108	108	Conventional	6/25/2020	10/11/2020	11/10/2020	138	\$1,350,000	\$1,315,000		1701 Sacramento St	
DUPLEX	93	6	6	Conventional	11/26/2020	12/2/2020	1/6/2021	41	\$1,275,000	\$1,300,000		1702 Fairview St	
DUPLEX	11	11	11	Conventional	6/17/2020	6/28/2020	7/23/2020	36	\$1,075,000	\$1,332,900		1710 Woolsey Street	
DUPLEX	11	8	11	Conventional	10/22/2020	10/30/2020	11/24/2020	32	\$1,295,000	\$1,610,000		1743 Cedar St	
DUPLEX	12	12	12	Conventional	3/11/2020	3/23/2020	5/14/2020	64	\$1,900,000	\$1,900,000		1805 6Th St	
DUPLEX	58	57	58	Conventional	11/9/2019	1/11/2020	3/10/2020	121	\$995,000	\$1,110,000		1901 9Th St	
DUPLEX	187	186	187	Conventional	7/29/2019	1/31/2020	9/16/2020	414	\$1,340,000	\$1,310,000		1930 Stuart Street	
DUPLEX	31	8	31	Conventional	11/28/2020	12/6/2020	1/5/2021	38	\$1,395,000	\$1,588,888		2003 Prince St	
DUPLEX	12	12	12	Conventional	6/25/2020	7/7/2020	8/6/2020	42	\$1,095,000	\$1,400,000		2110 6Th St	
DUPLEX	15	15	15	Conventional	11/18/2020	12/3/2020	1/12/2021	55	\$1,549,500	\$1,750,000		2378 Virginia St	
DUPLEX	0	0	0	Conventional	7/13/2020	7/14/2020	8/13/2020	41	\$1,150,000	\$1,150,000		2406 Curtis St	
DUPLEX	8	8	8	Conventional	10/30/2020	11/7/2020	12/4/2020	35	\$995,000	\$1,225,000		2415 Dowling Place	
DUPLEX	12	12	12	Conventional	10/8/2020	10/20/2020	11/30/2020	53	\$1,050,000	\$1,100,000		2415 Ninth St	

DUPLEX	21	21	21 Conventional	9/24/2020	10/15/2020	11/13/2020	50	\$949,000	\$1,000,000	2520 10Th St
DUPLEX	18	8	18 Conventional	12/14/2020	12/22/2020	1/15/2021	32	\$1,165,000	\$1,380,000	2711 Dana Street
DUPLEX	6	6	6 Conventional	6/7/2020	6/16/2020	7/16/2020	39	\$1,250,000	\$1,610,000	2934-6 Ellsworth St
DUPLEX	19	19	19 Conventional	6/12/2020	7/1/2020	7/30/2020	48	\$1,199,750	\$1,161,508	3006 Martin Luther King Jr Way
DUPLEX	8	8	8 Conventional	6/11/2020	6/19/2020	7/24/2020	43	\$995,000	\$1,100,000	3046 Stanton St
DUPLEX	28	28	28 Conventional	6/3/2020	7/3/2020	8/7/2020	65	\$3,000,000	\$3,100,000	3151 Lewiston Ave
DUPLEX	22	22	22 Conventional	6/9/2020	7/1/2020	7/30/2020	51	\$995,000	\$950,000	656 Woodmont Ave
DUPLEX	16	16	16 Conventional	3/30/2020	4/15/2020	5/13/2020	44	\$1,200,000	\$1,225,000	835 Bancroft Way
DUPLEX	15	15	15 FHA	3/7/2020	3/22/2020	4/24/2020	48	\$799,000	\$810,000	1419 8Th St
DUPLEX	114	114	114 Other	9/26/2019	1/29/2020	3/18/2020	173	\$1,625,000	\$1,400,000	1915 Berryman St
DUPLEX	48	48	48 VA	10/16/2020	12/3/2020	1/5/2021	81	\$1,475,000	\$1,500,000	2211 Ashby Ave
DUPLEX	43	15	43	11/5/2020	11/20/2020	12/23/2020	48	\$849,000	\$1,025,000	1731 Ward Street
FOURPLEX	12	12	12 Cash	7/25/2020	8/6/2020	9/1/2020	38	\$1,095,000	\$1,193,000	1027 Bancroft Way
FOURPLEX	64	63	64 Cash	11/3/2020	1/5/2021	2/5/2021	31	\$1,075,000	\$908,000	2429 San Pablo Avenue
FOURPLEX	72	71	72 Cash	11/3/2020	1/13/2021	2/5/2021	31	\$1,075,000	\$957,000	2433 San Pablo Avenue
FOURPLEX	41	41	41 Cash	6/9/2020	7/20/2020	8/14/2020	66	\$2,295,000	\$2,200,000	2720 College Ave
FOURPLEX	15	15	15 Conventional	3/27/2020	4/11/2020	5/22/2020	56	\$1,095,000	\$1,275,000	1138 Addison St
FOURPLEX	24	21	24 Conventional	8/26/2020	9/16/2020	11/18/2020	84	\$1,499,000	\$1,500,000	1192 Kains Ave
FOURPLEX	19	19	19 Conventional	7/17/2020	8/5/2020	8/31/2020	45	\$1,700,000	\$1,690,000	1245 Berkeley Way
FOURPLEX	7	7	7 Conventional	6/18/2020	6/25/2020	8/31/2020	74	\$1,150,000	\$1,075,000	1422 Milvia St
FOURPLEX	15	15	15 Conventional	7/31/2020	8/19/2020	9/18/2020	49	\$1,995,000	\$1,936,500	1426 Spruce St
FOURPLEX	9	7	9 Conventional	10/15/2020	10/22/2020	11/20/2020	36	\$1,448,000	\$1,800,000	1432 Grant St
FOURPLEX	6	6	6 Conventional	12/7/2020	12/13/2020	2/4/2021	59	\$1,450,000	\$1,600,000	1659 Julia St
FOURPLEX	14	14	14 Conventional	9/1/2020	9/15/2020	10/7/2020	37	\$1,875,000	\$2,050,000	1823-5 Blake St
FOURPLEX	12	12	12 Conventional	12/10/2020	12/22/2020	1/15/2021	36	\$1,650,000	\$1,960,000	2366 Virginia St
FOURPLEX	22	22	22 Conventional	6/26/2020	7/18/2020	9/9/2020	40	\$1,300,000	\$1,200,000	2529 Ellsworth St
FOURPLEX	18	18	18 Conventional	7/17/2020	8/4/2020	8/16/2020	30	\$1,350,000	\$1,350,000	3216 Baker St
TRIPLEX	7	6	7 Cash	11/5/2020	11/11/2020	11/30/2020	25	\$1,350,000	\$1,715,000	1238 Hearst Ave
TRIPLEX	17	17	17 Cash	2/18/2020	3/6/2020	4/3/2020	44	\$499,000	\$975,000	1519 Fairview St
TRIPLEX	20	20	20 Cash	6/11/2020	7/1/2020	9/3/2020	84	\$1,800,000	\$2,500,000	1885 Alcatraz
TRIPLEX	35	35	35 Cash	2/13/2020	3/19/2020	2/8/2021	360	\$1,200,000	\$1,075,000	1920 10th St
TRIPLEX	38	38	38 Cash	9/13/2019	10/21/2019	3/6/2020	164	\$749,000	\$700,000	2238 Russell St
TRIPLEX	20	20	20 Cash	9/18/2020	10/8/2020	10/28/2020	40	\$1,908,108	\$1,908,108	906 Hearst Ave
TRIPLEX	13	12	13 Conventional	1/8/2021	1/20/2021	2/10/2021	33	\$1,099,000	\$1,245,000	1514 Julia Street
TRIPLEX	5	0	5 Conventional	9/23/2020	9/23/2020	11/3/2020	41	\$1,799,000	\$2,000,000	1636 7Th St
TRIPLEX	9	9	9 Conventional	8/10/2020	8/19/2020	9/18/2020	39	\$1,100,000	\$1,452,888	1717 Arch St
TRIPLEX	49	49	49 Conventional	7/9/2020	8/27/2020	10/8/2020	81	\$1,099,000	\$1,375,000	1817 6Th St
TRIPLEX	21	21	21 Conventional	7/22/2020	8/12/2020	10/20/2020	90	\$1,395,000	\$1,360,000	2111 Byron St
TRIPLEX	19	19	19 Conventional	7/3/2020	7/22/2020	9/10/2020	69	\$1,250,000	\$1,212,500	2331 Sacramento St
TRIPLEX	46	46	46 VA	10/15/2020	11/30/2020	1/27/2021	104	\$950,000	\$950,000	1238 Hopkins St

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**ATTACHMENT #2**

**Average Closing Times and Financing**

	Average Days Listing to Close						Purchase Mechanism				
	SFR	2 homes/1 lot	Duplex	Triplex	FourPlex	5+ units	Cash	Conventional Mortgage	VA Loan	FHA Loan	Other
<b>Multi-Unit</b>		44	64	79	51	96	26%	67%	2.1%	1.0%	2.1%
<b>Single Family</b>	52						17%	81%	0.5%	0.3%	1.5%

**Attachment #3**  
**Berkeley Properties and TOPA Applicability**

BERKELEY PROPERTIES AND TOPA APPLICABILITY						
BERKELEY PROPERTY TYPE & NUMBER		# OF PROPERTY TYPE W/ TOPA RIGHTS				
Housing Type	Total Number	% of Total	Previous Investor Applicability Standard: Owner w/3+ rental units	% of Total	Proposed Applicability Standard: All rental properties; exempt owner-occupied SF homes, including those with ADUs	% of Total
SF/Townhouse	17,131	69.25%	323	9.36%	3,906	37.30%
Condo	2,286	9.24%	362	10.49%	1,246	11.90%
Duplex/2 units	1,869	7.56%	247	7.16%	1,869	17.85%
Triplex/Duplex w SF/3 units	725	2.93%	429	12.43%	725	6.92%
Fourplex/Triplex w SF/4 units	683	2.76%	679	19.67%	683	6.52%
2-4 SF homes	681	2.75%	82	2.38%	681	6.50%
2-4 units w/rooming house	44	0.18%	12	0.35%	44	0.42%
5+ homes/SF converted to 5+ units	144	0.58%	144	4.17%	144	1.38%
Multi 5+ units	1,174	4.75%	1,174	34.01%	1,174	11.21%
<b>TOTAL</b>	<b>24,737</b>		<b>3,452</b>		<b>10,472</b>	



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## ATTACHMENT 4

### DC Apartment buildings and TOPA

As of March 2018, at least 40% of DC's residential units (6.5% of its residential buildings) fell under TOPA; this included 7,510 apartment buildings with 120,619 units. The total number of residential housing units in the city at that time was 297,531 units, 103,250 of which were owner occupied and an unknown number of single-family homes, condominiums and cooperatives that were rented.<sup>1</sup>

From 2002-2018, at least 3,500 units were preserved through TOPA.<sup>2</sup> The city of DC does not have comprehensive TOPA data from before 2002. As of 2019, 4,400 Limited Equity Cooperative (LEC) units existed across 99 buildings; many of these LECs were created through TOPA.<sup>3</sup>

DC multifamily sales data from 2014-2015 is helpful in understanding the number of TOPA sales that happen every two years.<sup>4</sup> During that time period, 131 sales of multi-family buildings took place. 32% of these sales (42 buildings) went through the TOPA process. Another 14 sales transacted outside of TOPA but were offered directly to the tenants. Therefore, every two years it is likely that at least 0.6-0.7% of the existing DC rental stock is going through the TOPA process or being purchased by tenants.

More recent data from the DC Department of Housing and Community Development (DHCD) highlights that larger multifamily buildings are the TOPA transactions most often supported with subsidy from DC's Housing Production Trust Fund. DHCD closed funding for 13 TOPA projects of 832 units in FY17 and 9 TOPA projects of 449 units in FY18.<sup>5</sup> In FY19, DHCD funded acquisitions for 15 TOPA projects, 2 of which were sold to tenants creating an LEC.<sup>6</sup>

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<sup>1</sup> *Stock of the District's Housing Stock*. Taylor, Yes Sayin. D.C. Policy Center. March 2018. [https://www.dcpolicycenter.org/wp-content/uploads/2018/03/DC-Policy-Center-Housing-Report.final\\_March25.pdf](https://www.dcpolicycenter.org/wp-content/uploads/2018/03/DC-Policy-Center-Housing-Report.final_March25.pdf)

<sup>2</sup> *DC's First Right Purchase Program Helps to Preserve Affordable Housing*. Reed, Jenny. DC Fiscal Policy Institute. September 2013. [https://www.dcfpi.org/wp-content/uploads/2013/09/9-24-13-First\\_Right\\_Purchase\\_Paper-Final.pdf](https://www.dcfpi.org/wp-content/uploads/2013/09/9-24-13-First_Right_Purchase_Paper-Final.pdf)

*DC Multifamily Market Statistics - Multifamily Sales 2014-2015*. Greysteel. 2016. <https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/Greysteel-%20D.C.%20Multifamily%20Market%20Statistics.pdf>

*Building a Local Housing Preservation Ecosystem*. DC Department of Housing and Community Development. November 2018. <http://oakclt.org/wp-content/uploads/2018/12/Oakland-TOPA-Final.pdf>

<sup>3</sup> *Final Report*. DC Limited Equity Cooperative Task Force. October 2019. [https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/page\\_content/attachments/Final%20LEC%20Recommendations\\_10.21.19.pdf](https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/page_content/attachments/Final%20LEC%20Recommendations_10.21.19.pdf)

<sup>4</sup> *DC Multifamily Market Statistics - Multifamily Sales 2014-2015*. Greysteel. 2016. <https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/Greysteel-%20D.C.%20Multifamily%20Market%20Statistics.pdf>. This data doesn't include single-family or condo sales that went through the TOPA process.

<sup>5</sup> DC DHCD Performance Oversight Hearing responses to DC Council. February 2019. <https://dccouncil.us/wp-content/uploads/2019/02/dhcd19.pdf>

<sup>6</sup> DC DHCD Performance Oversight Hearing responses to DC Council. February 2020. <https://dccouncil.us/wp-content/uploads/2020/02/dhcd.pdf>

## Criticisms of DC TOPA

Criticism 1: DC TOPA promotes tenant capitalism instead of combating displacement and preserving affordable housing.

### Response:

Berkeley's TOPA ordinance is distinguishable from DC TOPA in these three ways:

- 1) Tenants cannot sell their rights.
- 2) Tenants can only assign their rights to Qualified Organizations (QOs) that the city vets. These QOs are affordable housing developers and must meet a list of criteria outlined in the ordinance, such as strict commitments to maintaining the property as affordable, tenant engagement, and other relevant experience.
- 3) All housing purchased through TOPA, whether by tenants or QOs, will have some form of permanent affordability restrictions to ensure affordability for future owners/renters.

Also, despite tenants in DC being able to sell their TOPA rights and receive buyouts from third parties, DC TOPA has still helped preserve thousands of units of housing. Since 2002, at least 3,500 units have been purchased through TOPA, most with public subsidy. The total number of units purchased/preserved through TOPA since its passage in 1980 is obviously much larger, but accurate data was not recorded until 2002. In 2002, DC established its Housing Production Trust Fund, which now has an annual allocation of \$116 million.

Criticism 2: DC TOPA attracts bad actors that hold up owners for money and add time to the sales process. This is why DC got rid of TOPA for Single Family Accommodations (SFAs).

### Response:

DC TOPA covered SFAs for 39 years. In 2019, the TOPA law was amended to exempt all SFAs. Unfortunately, a couple of bad actors had convinced several tenants living in owner-occupied Single Family Homes to sell their TOPA rights and then these bad actors held up owners for additional money.

Berkeley's ordinance considered all of this. This is why Berkeley's ordinance does not allow tenants to sell their rights, and therefore prevents bad actors from being able to enter the TOPA process. In addition, Berkeley's TOPA ordinance requires tenants to work with a supportive partner after they have expressed interest in purchasing. Supportive partners will help tenants understand their TOPA rights, how to make corporate decisions, as well as the possible financial costs and support for the transaction.

Finally, Berkeley's housing stock is comprised primarily of small sites and many SFAs, which are not appropriate for most large-scale affordable housing subsidies. TOPA presents a great opportunity to bring these rental properties under permanent affordability and provide much-needed protections to tenants in SFAs who currently have little to no protections. Berkeley's TOPA ordinance also has an exemption for owner-occupied SFAs and owner-occupied SFAs with a secondary dwelling unit if either unit is owner-occupied.

## ATTACHMENT #5

# Community Outreach on TOPA and Responsive Policy Changes

### Community Outreach

The TOPA working group has done extensive community outreach regarding TOPA, to community organizations focused on both tenant and property owner needs. This includes meeting with stakeholder groups across the community (Alameda County Democratic Party (ACDCC), Berkeley Black Ecumenical Ministerial Alliance (BBEMA), Berkeley Citizens' Action (BCA), Berkeley Neighborhoods Council (BNC), District 3 property owners (community meeting), East Bay Housing Organizations, Friends of Adeline, Healthy Black Families, International Warehouse and Longshore Union (ILWU), McGee Spaulding Neighbors in Action, Service Employees International Union (SEIU) 1021, Sierra Club, and Wellstone Democratic Renewal Club). This outreach has resulted in a growing [TOPA endorser list](#). The working group is also having ongoing conversations with Berkeley Property Owners Association (BPOA), and with individual realtors, about the policy.

In addition to these efforts, the TOPA working group has accepted input for several years now and over the past year in particular through the Mayor's Office and public comments. The community outreach undertaken has influenced specific elements of the policy revisions, described below. The Mayor's Office and the TOPA working group also hosted a Community Forum on January 27, 2021, which was attended by over 100 participants ([link to recording](#)).

The following resources were created and promoted to further educate the community around the policy:

- [Frequently Asked Questions \(FAQs\) for tenants](#)
- [FAQs for landlords](#)
- [Overall FAQs](#), which include information on TOPA in Washington, DC
- [TOPA Timeline Overview](#) and [TOPA Timeline FAQs](#)
- [TOPA Racial Equity FAQs](#)
- [TOPA Resources Page](#)

## **Proposed Revisions from Community Input**

*The following section describes the significant revisions to the proposed policy since the March 5, 2020 Land Use and Policy Committee meeting.*

### **Removing appraisal provision**

The appraisal provision has been removed from the proposed policy. This clause was removed in response to property owner feedback about the complexity and additional time of an appraisal provision.

### **Added requirement that tenants cannot sell a waiver of their rights**

A provision was added to the policy clarifying that tenants cannot sell a waiver of their rights. One key distinction of the proposed Berkeley policy from the Washington D.C. policy has been that tenants are not permitted to sell their TOPA rights under the policy; this latest provision clarifies that tenants cannot sell a *waiver* of their rights either.

### **Permanent affordability**

The previous proposed policy requires permanent affordability (via recorded deed resale restrictions) on all TOPA purchases. The revised proposal removes this permanent affordability (PA) requirement for tenant purchases financed without public subsidies. While TOPA's PA requirements remain unchanged for Qualified Organization purchasers, for tenant-purchased properties PA requirements will now be dictated by the terms of applicable subsidies or limited equity ownership models. This revision responds to feedback from community groups that unfunded PA mandates constrain wealth-building. Public subsidies used to acquire and rehab any purchase typically carry their own enforceable affordability requirements. Enforcement of PA deed restrictions would also be more difficult to enforce on tenant projects without public subsidy. This revision promotes wealth building for tenants able to leverage their own resources and reduces administrative redundancies and burden.

### **Clarifying process and exemptions**

Certain exemptions were clarified in the policy. For example:

- Owner-occupied single family homes, including those with an ADU, where an owner lives in either the single family home or the ADU as their primary residence, are exempted in the policy. The policy was clarified to delineate that the "primary residence" determination will remain mostly consistent with existing Rent Stabilization Ordinance definition. The policy was also clarified to note that this exemption applies to a parcel with one single-family home with one ADU.
- The medical emergency exemption was clarified; this exemption applies when the transferor demonstrates that the sale of the property is necessary to pay for the immediate health care needs of the transferor or their family member. This exemption is limited to small property owners.