

Item 10 D | Presentation, Planning Commission

July 1, 2026

# Referral: Research and Recommend Policies to Prevent Displacement and Gentrification

Planning Commission Discussion



Justin Horner, Principal Planner

# Background: Gentrification Referral

- Adopted: April 30, 2019
- Planning Commission and Housing Advisory Commission to research and develop policies to address displacement of people of color in Berkeley.

Item 10D: Gentrification Referral  
ATT1: Council Referral  
Planning Commission  
July 1, 2026

Page 1 of 3

2



Cheryl Davila  
Councilmember  
District 2

CONSENT CALENDAR  
April 30, 2019

To: Honorable Mayor and Members of the City Council  
From: Councilmembers Cheryl Davila and Ben Bartlett  
Subject: Refer to the Planning Commission and Housing Advisory Commission to Research and Recommend Policies to Prevent Displacement and Gentrification of Berkeley Residents of Color and African Americans

#### RECOMMENDATION

Refer to the Planning Commission and Housing Advisory Commission to research and recommend policies to prevent displacement and gentrification of Berkeley residents of color. Recommended policies should include real solutions. The Commission should do the following:

- Develop a policy to address the erosion of People of Color (POC), including the African American sector of our Berkeley society.
- Develop rules and regulations to halt the loss of People of Color including the African American communities.
- Develop a "right to return" for Berkeley's People of Color including the African American communities who have been displaced by these economic and social developments, especially those who continue to be employed in our City, even after having to relocate beyond our boundaries.
- Solicit expert and lived experience testimonies regarding displacement and gentrification.
- Recommend alternatives to prevent displacement and gentrification of our valued Berkeley citizens of color and African Americans.

#### CURRENT SITUATION

Minority groups are being pushed out of the neighborhoods in which they live. According to a study from the California Housing Partnership, between 2000 and 2015 the number of low-income households of color in the nine Bay Area counties dropped by 28%. This was matched in time by a 30% increase in rent rates. At the same time, there was no change in the proportion of white households. In Berkeley, from a high of 23.5% in 1970,

# Background: Gentrification Referral

- Early 2021: PC establishes Subcommittee and meets with HAC
- October 2021: PC establishes new subcommittee
- No formal response to the referral has been prepared

Item 10D: Gentrification Referral  
ATT1: Council Referral  
Planning Commission  
July 1, 2026

Page 1 of 3

2



Cheryl Davila  
Councilmember  
District 2

CONSENT CALENDAR  
April 30, 2019

To: Honorable Mayor and Members of the City Council  
From: Councilmembers Cheryl Davila and Ben Bartlett  
Subject: Refer to the Planning Commission and Housing Advisory Commission to Research and Recommend Policies to Prevent Displacement and Gentrification of Berkeley Residents of Color and African Americans

## RECOMMENDATION

Refer to the Planning Commission and Housing Advisory Commission to research and recommend policies to prevent displacement and gentrification of Berkeley residents of color. Recommended policies should include real solutions. The Commission should do the following:

- Develop a policy to address the erosion of People of Color (POC), including the African American sector of our Berkeley society.
- Develop rules and regulations to halt the loss of People of Color including the African American communities.
- Develop a "right to return" for Berkeley's People of Color including the African American communities who have been displaced by these economic and social developments, especially those who continue to be employed in our City, even after having to relocate beyond our boundaries.
- Solicit expert and lived experience testimonies regarding displacement and gentrification.
- Recommend alternatives to prevent displacement and gentrification of our valued Berkeley citizens of color and African Americans.

## CURRENT SITUATION

Minority groups are being pushed out of the neighborhoods in which they live. According to a study from the California Housing Partnership, between 2000 and 2015 the number of low-income households of color in the nine Bay Area counties dropped by 28%. This was matched in time by a 30% increase in rent rates. At the same time, there was no change in the proportion of white households. In Berkeley, from a high of 23.5% in 1970,

# Recommendation: Gentrification Referral

- Staff to prepare Off Agenda Memo for City Council.
  - Housing Element policies and programs
  - Anti-Eviction Mapping Project's *Densifying Berkeley* report
- Request feedback and more detailed referral(s) for future policy changes.

Item 10D: Gentrification Referral  
ATT1: Council Referral  
Planning Commission  
July 1, 2026

Page 1 of 3

2



Cheryl Davila  
Councilmember  
District 2

CONSENT CALENDAR  
April 30, 2019

To: Honorable Mayor and Members of the City Council  
From: Councilmembers Cheryl Davila and Ben Bartlett  
Subject: Refer to the Planning Commission and Housing Advisory Commission to Research and Recommend Policies to Prevent Displacement and Gentrification of Berkeley Residents of Color and African Americans

## RECOMMENDATION

Refer to the Planning Commission and Housing Advisory Commission to research and recommend policies to prevent displacement and gentrification of Berkeley residents of color. Recommended policies should include real solutions. The Commission should do the following:

- Develop a policy to address the erosion of People of Color (POC), including the African American sector of our Berkeley society.
- Develop rules and regulations to halt the loss of People of Color including the African American communities.
- Develop a "right to return" for Berkeley's People of Color including the African American communities who have been displaced by these economic and social developments, especially those who continue to be employed in our City, even after having to relocate beyond our boundaries.
- Solicit expert and lived experience testimonies regarding displacement and gentrification.
- Recommend alternatives to prevent displacement and gentrification of our valued Berkeley citizens of color and African Americans.

## CURRENT SITUATION

Minority groups are being pushed out of the neighborhoods in which they live. According to a study from the California Housing Partnership, between 2000 and 2015 the number of low-income households of color in the nine Bay Area counties dropped by 28%. This was matched in time by a 30% increase in rent rates. At the same time, there was no change in the proportion of white households. In Berkeley, from a high of 23.5% in 1970,

# Thank you!



Justin Horner, Principal Planner  
Jhorner @berkeleyca.gov