

**Late Correspondence
Received after Noon
Wednesday, July 1, 2026**

From: [Brianna Morales](#)
To: [Planning Commission](#)
Subject: HAC Letter re: Planning Commission Item 10B
Date: Tuesday, June 30, 2026 5:37:15 PM
Attachments: [BPC Ashley Hart OPS.pdf](#)

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Dear Chair Marthinsen and Members of the Berkeley Planning Commission,

Please find attached the Housing Action Coalition's (HAC) letter regarding Item 10B on [tomorrow tonight's Planning Commission agenda](#). HAC is a member-supported nonprofit advocacy organization that works across California to advance housing at all income levels in order to alleviate our state's housing crisis. Our members represent the building industry, including builders both market-rate and affordable.

We urge the Planning Commission to recommend fair, objective conditions to help move the project forward and bring new homes for the residents of Berkeley.

Thank you for your time and consideration. Please don't hesitate to reach out if you need anything further.

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In support,

Brianna Morales | Pronouns: She/Her

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June 30, 2026

Berkeley Planning Commission
North Berkeley Senior Center
1901 Hearst Ave,
Berkeley, CA

Re: Item 10B – Discussion: Ashby BART West Lot Objective Design Standards

Dear Chair Marthinsen and Members of the Planning Commission,

The Housing Action Coalition (HAC) submits this comment in support of the Ashby BART West Lot Preliminary Objective Design Standards.

HAC is a statewide pro-housing organization that advocates for more homes at all income levels. We've been tracking the Ashby BART TOD process since its early stages. Transit-oriented development on BART parking lots has been the stated goal of state policy for years. What makes Ashby different is that all the pieces are actually in place – a developer team selected, an Exchange Agreement executed, a 35% affordability commitment locked in, and a ministerial approval pathway ready to carry the project forward. North Berkeley BART showed that this model works and we're excited for Ashby to be next.

We support the Preliminary ODS and encourage the Commission to keep two things front of mind as you move toward the Final ODS this fall.

First, the ODS must be calibrated to enable the full development capacity the Exchange Agreement contemplates. Height allowances, massing breaks, and ground-floor requirements should be set to make the project buildable. Every standard that constrains capacity has a cost in homes not built.

Second, we'll be watching the affordability targeting closely. We want to understand the AMI levels and ensure the 35% affordability commitment reflects actual affordability for South Berkeley residents and working families in the region while not constricting the ability to produce housing.

HAC looks forward to engaging actively at the September and November hearings when the Final ODS comes for adoption. We urge the Commission to stay the course on a project that can deliver hundreds of homes next to BART to bring a genuine win for Berkeley and for the region.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Brianna Morales".

Brianna Morales, *Political Organizing & Programs Manager*
Housing Action Coalition (HAC)

A handwritten signature in black ink, appearing to read "Corey Smith".

Corey Smith, *Executive Director*
Housing Action Coalition (HAC)