

BNC Special Forum Feb. 20, 2021

09:43:20 From meryl siegal to Everyone : BNC Zoom and Chat Etiquette

BNC encourages respectful and open communication among participants in its Zoom meetings and its chat conversations. Consider what you would say in a face-to-face situation, and use that notion of civility as your guide, even when you disagree with someone. We request that all meeting participants who use the Chat function identify themselves with their full name, not an alias or simply a first name, just as they would do in any open face-to-face public meeting. Please do not send messages designed solely for commercial purposes in the chat.

09:58:56 From Cyrus Hall to Everyone : I joined a bit late and chat doesn't seem to have older messages? Would it be possible to repost the rules?

09:59:05 From Holly Scheider to Everyone : can you repost the ground rules for newcomers? Thanks

10:00:31 From Janis Ching to Everyone : Ground rules for today's meeting:

Please raise your hand to ask a question and state your name and neighborhood before you ask your question.

10:04:35 From meryl siegal to Everyone : BNC Zoom and Chat Etiquette

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10:06:34 From Darrell Owens to Everyone : This was my op-ed in Berkeleyside:

<https://www.berkeleyside.com/2021/02/18/opinion-to-end-racist-origins-of-berkeley-cas-zoning-single-family-zoning-must-end>

10:13:43 From Phil Allen to Everyone : Is Berkeley the only (Bay Area) city with this type--single-family--of zoning? If not, why so many single-family homes everywhere? ..

10:14:38 From cynthiapapermaster to Everyone : Mr. Owens, did you say that you are paid by NIMBY? Who funds NIMBY?

10:15:02 From Phil Allen to Everyone : How does this jibe with the American Dream of owning one's 'castle'? ..

10:15:04 From cynthiapapermaster to Everyone : Oops— that would be YIMBY

10:15:17 From Melissa Fitzgerald to Everyone : Please answer

10:17:29 From Jeanne to Everyone : Can someone post how this meeting works. Is there an agenda. Are folks just putting their hands up. While I appreciate the information about the history of zoning, what has that got to do with neighborhoods that are and have been diverse?

10:17:47 From meryl siegal to Everyone (in Waiting Room) : I will post the agenda.

- 10:18:03 From meryl siegal to Everyone (in Waiting Room) : There are panelists speaking and then there will be questions. Thanks.
- 10:18:22 From candacehyde-wang to Everyone : Yimby is a far-right, free market organization. The arguments you put out regarding “Exclusionary Zoning” and “Affordability” are false. This is just a push by Big Tech to take over California cities. <https://www.theguardian.com/cities/2017/oct/02/rise-of-the-yimbys-angry-millennials-radical-housing-solution> Arguments for greater density should be made on their merits. Not through Yimby’s propaganda.
- 10:19:35 From meryl siegal to Everyone : These are the speakers:
- 10:19:37 From meryl siegal to Everyone : Darrell Owens (representing Vice-Mayor Droste) - I will give you a few extra minutes to summarize the Resolution
- James Peterson, Berkeley Neighborhoods Council Executive Committee
- Paola Laverde and Matthew Lewis (Berkeley Tenants Union)
- Former Mayor Shirley Dean, BNC Executive Committee
- 10:25:16 From Phil Allen to Everyone : Thanks for reminding us of the opportunity zones. As the cash cow said, 'Moo ..'
- 10:27:24 From Melissa Fitzgerald to Everyone : Thank you, Paola, for sharing this.
- 10:28:24 From James McFadden to Everyone : California YIMBY pushes supply side economics which I the core of neoliberal deregulation that empowers corporations and disempowers people
<https://www.housinghumanright.org/inside-game-california-yimby-scott-wiener-and-big-tech-troubling-housing-push/>
- 10:28:32 From candacehyde-wang to Everyone : Allowing a lobbying group to craft a Resolution, especially one that is shot through with falsehoods and bad research, should be embarrassing.
- 10:29:01 From Joshua Schnoll to Everyone : what about the recent transfer tax increase that is desired to focus on homeless and affordable housing?
- 10:30:17 From candacehyde-wang to Everyone : This resolution enables market-rate housing. The very high cost of redeveloping parcels has to be absorbed into the value of the units. We are talking about very high cost units.
- 10:30:49 From candacehyde-wang to Everyone : Embarrassing to attribute housing discrimination to zoning.
- 10:31:13 From Melissa Fitzgerald to Everyone : And no municipal infrastructure to support the added population in old neighborhoods with inadequate streets and parking.
- 10:32:23 From kelly hammargren to Everyone : Darrell Owens is a lobbyist and has not registered as a lobbyist, Berkeley Lobbyist Registration Act Is a salaried employee, officer, or director of a corporation, organization or association, and whose duties include communication directly or through agents with any elected or appointed City official or City employee, for the purpose of influencing any proposed or pending governmental action of the City
- 10:32:30 From John Heath to Everyone : There are many single family communities across California that will agree with our YIMBY brethren that we need more affordable housing and the origins of single family zoning were racist & based on white supremacy and article 34 of the state constitution (bans public housing

without a vote) needs to be repealed. However, the push to eliminate single family neighborhoods and increase density doesn't do what they claim - as Paola just said, upzoning just makes land values go even more crazy and speeds up gentrification which harms existing homeowners of color. On behalf of UHA here in Los Angeles we are ready to work with anyone who believes that collaborative solutions and funding affordable housing are key components to solve this problem!

- 10:32:57 From James McFadden to Everyone : Why only one unit affordable? Why not half the units be affordable? Why not all units be affordable?
- 10:34:20 From Savlan Hauser to Everyone : @Candace, @James, not true, I'm a member of CA YIMBY, a member of Berkeley Tenants Union, and day job executive director of non-profit community organization living in a one-bedroom in a duplex in elmwood (a home that would be illegal to build today). This isn't meant to be a debate about the mission of the org, just to dispel misinformation about who's involved.
- 10:36:32 From Melissa Fitzgerald to Everyone : YES
- 10:36:41 From Sam deutsch to Everyone : we must build denser housing in cities with transit to prevent further sprawl into nature
- 10:36:55 From Sam deutsch to Everyone : sprawl attacks nature, not denser housing in cities
- 10:37:04 From Phil Allen to Everyone : Until/unless a way to re-integrate the homeless to the sheltered community is included in any proposal, any such proposal is inadequate ..
- 10:37:09 From Melissa Fitzgerald to Everyone : Berkeley has the worst infrastructure of any City in the Bay Area, and cannot support what already exists.
- 10:37:17 From Joshua Hawn to Everyone : Y'all are right that up-zoning increases land values (i.e., the value of location access and economic opportunity). If you are concerned about these land values going to private developers and/or homeowners . If you are a homeowner, I'm happy to let you know that you can deed *your* land to the Northern California Community Land Trust which enables limited equity homeownership in Berkeley. They need more sites.
- 10:37:21 From Paola Laverde to Everyone : the city must legislare affordable housing!
- 10:38:21 From Virginia Browning to Everyone : Does she mean 2915 Harper - or is there another travesty like that already?
- 10:38:31 From Jeanne to Everyone : Shirley, thank you
- 10:38:49 From Matthew Lewis to Everyone : Hi, Savlan. our records show that you have never paid dues to BTU (a requirement to be a member). if you'd like to become a formal member, please go to berkeleytenants.org and click the yellow "Donate" button in the upper right corner. Dues are a sliding scale of \$10 - \$27, but those who can afford to do so are encouraged to pay more. we request that people who are not actually BTU members claim otherwise (let's remedy that!)
- 10:39:47 From Jeanne to Everyone : Please put the resolution language in the chat, Thanks
- 10:39:59 From Elena Christopoulos to Everyone : single family exclusionary zoning is racist by design. period.
- 10:40:18 From Joshua Schnoll to Everyone : Following up that statement. Why would we want to build more housing in fire prone and earthquake prone areas of the city?

- 10:40:22 From carolyn to Everyone : How does the proposed resolution impact the Landmarks Preservation Ordinance?
- 10:40:23 From Paola Laverde to Everyone : Currently there are 111 EMPTY APARTMENT BUILDINGS in Berkeley - 1915 Delaware street - is an excellent exampe 10 unit building empty for the past 16 years.
- 10:40:46 From candacehyde-wang to Everyone : James, Yimby is a free market organization originally funded by YELP and then Facebook. It makes two arguments: Zoning was racially exclusionary. Not true. Zoning defines uses in a City. Excluding by race was done much more easily than tying it to zoning. In Berkeley, Asian and black residents were restricted to areas below Sacramento and south of University. Covenants and restriction excluded people. This is revisions history that damages the fight against housing discrimination that still exists.
- 10:41:39 From carolyn to Everyone : What will prevent a developer demolishing an existing single family home and building a condo building (no rental units)
- 10:42:02 From Margot Smith to Everyone : There is no one in the City of Berkeley that keeps track of vacancies. Many of these new buildings have vacant apts. Some are even offering them to Section 8ers. How can we find out what is needed if we don't have data on vacancies, rentals, and who lives here? And the income levels for "affordable" are obscene. Affordable is not affordable.
- 10:42:35 From Melissa Fitzgerald to Everyone : Is there a reason Sophie Hahn is present at this meeting but not speaking?
- 10:42:39 From Paola Laverde to Everyone : Berkeley must legislate affordability!!
- 10:42:46 From candacehyde-wang to Everyone : Then they imply that rezoning will give affordable housing. That is simply untrue. You need some form of subsidy to do that. The mathematics of these projects is not hard to do and that would tell us what will be built. I agree with Becky. If you want affordable units you have to do plan for them.
- 10:42:48 From meryl siegal to Everyone : Sick City: Disease, Race, Inequality and Urban Land ...
 Search domain www.levellerspress.com/product/sick-city-disease-race-inequality-and-urban-land/
<https://www.levellerspress.com/product/sick-city-disease-race-inequality-and-urban-land/>
 Sick City is a call to action prompted by the crisis that crippled our cities, the pandemic. But the pandemic has brought the issues of race, inequality and unaffordability to the forefront as well, illustrating how all of these ills can be traced to unequal access to urban land.
- 10:42:52 From Matthew Ebert to Everyone :
https://www.cityofberkeley.info/Clerk/City_Council/2021/02_Feb/Documents/2021-02-23_Item_29_Resolution_to_End_Exclusionary.aspx
- 10:43:52 From Carole Marasovic to Everyone : Paola, are those 111 completely vacant buildings or are some units occupied? Do you know the length of those vacancies? How many total unit vacancies have been identified pre-COVID? These questions are for response in chat.
- 10:43:57 From Melissa Fitzgerald to meryl siegal(Direct Message) : Is there a reason Sophie Hahn is present at this meeting but not speaking?
- 10:44:42 From Elena Christopoulos to Everyone : He isn't a lobbyist. let him speak

- 10:44:50 From kelly hammargren to Everyone : Darrell Owens needs to read the Berkeley Lobbyist Act
- 10:44:55 From candacehyde-wang to Everyone : Yimby is not a policy organization. It is a lobbying organization.
- 10:45:13 From patrickksheahan to Everyone : how do we raise our hand to speak? there is no hand to click
- 10:45:32 From Paola Laverde to Everyone : 111 completely empty apartment buildings including duplexes, triplexes, etc. 915 Delaware St. is a 10 unit building.
- 10:45:33 From Sam deutsch to Everyone : Darrell is only speaking facts
- 10:45:49 From Lilana Spindler to Everyone : look under "reactions" to raise hand
- 10:45:51 From meryl siegal to Everyone : Patrick, you can find at the bottom of the screen "reactions" .
- 10:45:58 From kelly hammargren to Everyone : if you don't see the option of hand in chat check for "reactions"
- 10:46:10 From meryl siegal to Everyone : To raise hand. Thanks Lilana.
- 10:46:22 From meryl siegal to Everyone : Patrick we will put you on the list.
- 10:47:11 From kelly hammargren to Everyone : affordable housing overlay is on the proposed agenda for March 9
- 10:47:52 From Paola Laverde to Everyone : These are all rent controlled buildings - 536 rental buildings in Berkeley have units not available for rent.
- 10:48:36 From Harald Leventhal to Everyone : I am offended by the absence of any elected officials authoring this misguided initiative and instead having to listen to an unelected ideologue employed by a lobbying organization. This session should have been cancelled rather than proceed this way.
- 10:48:43 From Becky O'Malley to Everyone : You're a lobbyist-- why are you the spokesperson for an elected councilmember?
- 10:48:46 From Phil Allen to Everyone : 'pencil out' or get out seems to be the choice ..
- 10:49:34 From kelly hammargren to Everyone : the affordable housing overly proposed for March 9 includes moderate income up to 100% AMI and does not include any allocation percentages for levels of affordable housing.
- 10:49:44 From James McFadden to Everyone : A difference without a distinction - Mr. Owens works for a lobbying group (CA YIMBY) - and volunteers for a YIMBY group that does the same lobbying as CA YIMBY
- 10:50:03 From Cyrus Hall to Everyone : I must say, this chat does seem to do a lot of attacking of people rather and organizations rather than really engaging with ideas.
- 10:50:08 From Eugene Vinitzky to Everyone : What's wrong with listening to someone who feels very passionately about the issue and is uber-informed on the topic?
- 10:50:15 From Joshua Hawn to Everyone : It is my understanding that the Berkeley Neighborhoods Council is not a government organization.
- 10:50:25 From candacehyde-wang to Everyone : IAffordable housing will never "pencil out" for small development. Yimby is not interested in affordable housing. If YELP were concerned about affordable housing, they would have put their multi-millions into affordable housing to off-set the tremendous displacement they

are partially responsible for. But, instead, they have funded YIMBY whose paracticle effect is will be to put up close to \$2 million dollar townhomes.

- 10:50:37 From meryl siegal to Everyone : BNC is a nonprofit 501C3 organization.
- 10:50:52 From Becky O'Malley to Everyone : The reference for the Cambridge overlay is "Sick City" by Prof. Patrick Condon of Vancouver, who also happens to be the father of the Vice-Mayor of Cambridge. It's available online for FREE-- came out in January, also available in print.
- 10:50:57 From Sophie Hahn to Everyone : In Berkeley we have a broad definition of a lobbyist. I don't know the facts here and it's not my job to decide who is and is not a lobbyist. Just referencing the City's ordinance: https://www.cityofberkeley.info/Clerk/Home/Lobbyist_Registration_Act.aspx
- 10:51:44 From Joshua Hawn to Everyone : Please follow-up your Ohlone Land Acknowledgement with a call to action to pay Shuumi Land Tax to the Sogorea Te Land Trust.
- 10:51:57 From Anoeil Odisho to Everyone : EB4E is also a non-profit organization.
- 10:52:43 From Darrell Owens to Everyone : When I was on the Housing Commission I had to file lobbyist tax paperwork. I worked at CA YIMBY and volunteered for EB4E. I was not registered a lobbyist because by the city's broad standards, I am not a lobbyist
- 10:52:43 From candacehyde-wang to Everyone : This is an excellent article: <https://www.housinghumanright.org/inside-game-california-yimby-scott-wiener-and-big-tech-troubling-housing-push/>
- 10:53:10 From Elena Christopoulos to Everyone : Becky, that's false information.
- 10:53:14 From carolyn to Everyone : How can you simultaneously maintain that property owners will not be forced to build out affordable housing if it does not "pencil out" and then mandate that owners of unused apartments open them to rent under rent control when it does not pencil out? Isn't that a contradiction?
- 10:53:40 From Julia Cato to Everyone : Ns. Droste claimed in Thursdays meetings that this new housing is not for "techies" and [implied] other outsiders. I don't see how she can legally determine who will be allowed to rent.
- 10:53:55 From Matthew Lewis to Everyone : someone asked why a council member is (ostensibly) on this call. anyone can name themselves as anything/impersonate domeone. or it might be her, but she's not on the panel because she couldn't make the whole time. (also, she not a sponsor of either item)
- 10:54:34 From Gary Dahl to Everyone : Eliminating single famiily zoning will result in the demolition of single family homes owned by black, asian, latino and white families. The most affordable homes will be targeted first - disproportionately impacting homeowners of color. These owner-occupied homes will be replaced by very expensive new construction of corporate and investor owned apartments that will be affordable only to high income households. How will this address past racism or the current affordability crisis?!
- 10:54:49 From carolyn to Everyone : Amen!
- 10:55:28 From Harald Leventhal to Everyone : and not an elected rep. why is bnc even allowing this in place of the forum we expected today. and shame on Vice Mayor Droste to not have the integrity to meet with the community on such a huge policy change

- 10:57:07 From Melissa Fitzgerald to Everyone : @GaryDahl - correct. We live in a neighborhood that was 'resettled' in large part by Asian Americans after WWII who had been interred during the war. Many properties have passed from generation to generation, and some original owners are still alive and living in their original dwellings. Are we saying they are privileged?
- 10:57:25 From Paola Laverde to Everyone : The business owner of a rent controlled unit available for rent can charge any price they want for rent. The median price for a 2 bedroom apartment unit that is 40+ years old is now \$2,800+
- 10:57:41 From candacehyde-wang to Everyone : I believe it will not be attractive for developers to do 5 units when they can do market rate 4. Also, it may not be attractive to do rental when they can do sale. This is what will be built.
- 10:57:53 From Kerby Olsen to Everyone : The answer to vacant units is a vacancy tax
- 10:58:22 From Eugene Vinitsky to Everyone : 2800 is so high! Maybe we should build some housing and bring that price down
- 10:58:48 From Anoeil Odisho to Everyone : Mixed-income social housing is the right move forward.
- 10:58:53 From Smith McElroy, Lynetta to Everyone : @Gary, you are absolutely right! Drive down to So. Cal-see the beautiful Black and Brown single family neighborhoods. These will be eliminated with the demise of SFZs.
- 10:58:58 From Carole Marasovic to Everyone : Agreed, Kerby.
- 10:59:09 From Paola Laverde to Everyone : It is a fact that building new units will now lower the price of housing. Affordability needs to be legislaire.
- 10:59:17 From Darrell Owens to Everyone : My organization wrote the white paper for the state and local social housing plan current in the legislature and in city council: <https://eastbayforeveryone.org/socialhousing/>
- 10:59:34 From Joshua Hawn to Everyone : @Anoeil "Mixed-income social housing is the right move forward." A lot of people are saying this.
- 10:59:49 From Kerby Olsen to Everyone : Any increase in affordable housing requirements should be tied to increased density (5 plexes allowed with an affordable unit)
- 11:00:26 From Paola Laverde to Everyone : Yes, a vacancy tax needs to be on the ballot in 2022.
- 11:00:47 From Joshua Hawn to Everyone : If the argument that 4plex zoning was going to target the most affordable homes for demolition then it would already be happening in the most affordable neighborhoods where we have 4plex zoning.
- 11:00:51 From Harald Leventhal to Everyone : So Darrel's organization is a YIMBY version of Alec funded by real estate developers and high tech who could care less about our community!
- 11:01:03 From Anoeil Odisho to Everyone : It's ironic that people keep accusing Darrell of being a lobbyist for private developers when his organization wrote a paper about non-profit social housing targeted towards affordability: <https://eastbayforeveryone.org/socialhousing/>
- 11:01:15 From David to Everyone : Berkeley should probably help finance homeowners that need help with financing. win win.

- 11:01:23 From Carole Marasovic to Everyone : HC working on a proposal for vacancy tax on ballot in 2022.
- 11:01:27 From Andy Johnson - Bateman to Everyone : It is exactly a deregulation act. And it's using zoning "reform" as an end-run to circumvent proper planning review. Berkeley needs to adopt an integrated planning/zoning approach.
- 11:01:28 From Kerby Olsen to Everyone : Exactly, Harald! The majority of black, brown parts of Berkeley are ALREADY zoned for multi-family
- 11:01:45 From Steve Medbery to Everyone : can we assume any Council Member who has accepted campaign contributions from developers or Real Estate interests will be recusing themselves
- 11:02:10 From Phil Allen to Everyone : Let's here from those with hands raised! ..
- 11:02:11 From Paola Laverde to Everyone : I doubt that.
- 11:03:15 From David to Everyone : I don't understand why we would want to empower special interests over the decisions of the city wide planning process. if a project meets out zoning, it should be approved.
- 11:03:41 From Anoeil Odisho to Everyone : @David so ministerial approval?
- 11:03:47 From Vicki Alexander to Everyone : This is Dr. Vicki Alexander with Health Black Families. I have a question about the impact on Black residents. Please call on me.
- 11:03:54 From Phil Allen to Everyone : Shutting down the Bulb assisted the creation of street residents here ..
- 11:04:15 From Erin Diehm to Everyone : The following comment was posted to social media, sharing here, "upzoning SFR will absolutely not create more affordable housing. Back of napkin numbers: 3500 sf lot with 4 units @ 750 sf each. Figure \$500/sf construction cost = \$1.5M construction + \$1M for the lot makes \$2.5M development cost (without soft costs), or \$625K per unit. Add in profit at 4% (typical profit margin for developers like Lennar), makes \$650K per unit. Again, that does not include soft costs of design and permitting fees, so the final number will be closer to \$700K....
- 11:04:20 From Erin Diehm to Everyone : "...This is a lot of work for little profit on the developer end, and produces units that are not affordable. Our system currently works by banks funding developers to build projects, which generally only pencil out at buildings over 30 units. The only way to make that work in R1/R2 zones is to buy multiple adjacent lots. This is slow and tedious. Think about getting multiple neighbors to sell you their houses at the same time. The low-hanging fruit to provide much housing fast, with truly affordable units, is building in volume where zoning already allows it."
- 11:04:23 From David to Everyone : yes, ministerial approvals mean that special interests aren't able to interfere and override the general interests we've all agreed upon
- 11:05:54 From candacehyde-wang to Everyone : In the last 10 years, there have been quite a few projects that meet the conditions described in the Resolution. Bottom line, they are sales properties selling for \$800-\$1200 per square ft. They sell well over a million dollars. This is what will be built just as it has been.
- 11:07:15 From candacehyde-wang to Everyone : How does Lori's Resolution help racial integration? It does not and cannot.
- 11:07:31 From David to Everyone : and what would those projects have sold for if they had remained single family? perhaps a lower per sq. ft., but the total price would have been significantly higher would it not?

- 11:07:48 From Kerby Olsen to Everyone : Exactly, Darrel! The status quo of not allowing housing is what is pushing black people out of Berkeley
- 11:08:00 From Anoeil Odisho to Everyone : YES Darrell!
- 11:08:11 From Eugene Vinitsky to Everyone : Whoop whoop these points are great!
- 11:08:20 From Elena Christopoulos to Everyone : FACTS from Darrell
- 11:08:23 From candacehyde-wang to Everyone : That is correct, many people moved out and sold their high priced homes to buy newer, larger homes. This had nothing to do with zoning restrictions.
- 11:08:31 From Kerby Olsen to Everyone : These people can handle the truth
- 11:08:33 From Kerby Olsen to Everyone : Cant
- 11:08:34 From Joshua Hawn to Everyone : Yes, \$700k units are affordable to low/low-income households. But it is less un-affordable than the a \$1.5M home which is all that is currently available in some of these neighborhoods. The status quo in very unaffordable and pushes the burden of more affordable housing to lower income neighborhoods and to sprawl in the edges of the metro region.
- 11:08:49 From Paola Laverde to Everyone : The solution - is to require that the fourplexes be affordable
- 11:08:54 From Vicki Alexander to Everyone : Thank you Darrell! Dr. Vicki
- 11:09:07 From Harald Leventhal to Everyone : So it is wrong to be a white berkeley resident?
- 11:09:26 From Anoeil Odisho to Everyone : So basically, 50 years of not building enough housing has now made housing so expensive, that the only housing that will be built is super expensive. And the solution to that is to KEEP any housing from being built?
- 11:09:26 From Kerby Olsen to Everyone : Berkeley's single family neighborhoods are the white neighborhoods
- 11:09:28 From Paola Laverde to Everyone : Such a condesending tone
- 11:09:32 From Anoeil Odisho to Everyone : Do the same thing we've done for 50 years but expect different results?
- 11:09:40 From Eugene Vinitsky to Everyone : That's not the point he's making. It's perfectly fine to be a white berkeley resident. But we all want to make it os that the residents who were forced out by high prices can move back in.
- 11:09:48 From Eugene Vinitsky to Everyone : And those residents are overwhelmingly not white.
- 11:09:49 From David to Everyone : the idea that people were happy that their housing prices exploded so they could afford bigger houses further out. so many issues. what about our climate policy? what about their children, who now cannot return to the urban core?
- 11:10:13 From Don Falk (he/him) to Everyone : Why We Must Build: We can't build our way out of the housing crisis . . . but we won't get out without building. -by Rick Jacobus
- https://shelterforce.org/2016/03/10/why_we_must_build/
- 11:10:18 From Kerby Olsen to Everyone : Paola there is nothing wrong with being white, but don't hoard opportunity by excluding multi-family homes which are more affordable

- 11:10:30 From James McFadden to Everyone : Tearing down existing homes to construct costly 4-plex apartments will be bad for climate change. If we want to address climate change we need stop tearing down existing housing and instead use eminent domain to obtain vacant housing and create affordable housing.
- 11:10:59 From Kerby Olsen to Everyone : Liz only wants to keep the racists policies that benefit her!
- 11:11:03 From Paola Laverde to Everyone : I'm not claiming anyone is racist. I want affordability and protections for tenants.
- 11:11:20 From Anoeil Odisho to Everyone : @James that's not enough.
- 11:11:29 From Kerby Olsen to Everyone : Paola, are Berkeley's single family homes currently affordable?
- 11:11:30 From David to Everyone : the climate science is quite clear that adding density to Berkeley is out most effective tool for reducing emissions.
- 11:11:39 From Anoeil Odisho to Everyone : Right David.
- 11:11:54 From Eugene Vinitzky to Everyone : Building housing in Berkeley -> shorter commutes -> fewer GHG emissions from cars
- 11:11:58 From Steve Medbery to Everyone : why not impose a tax on vacant units first
- 11:12:11 From Andy Johnson - Bateman to Everyone : Thanks, Liz. We are already at high density.
- 11:12:25 From Anoeil Odisho to Everyone : We can't keep have our cities and towns spread farther and farther out into wildfire zones with extensive commutes.
- 11:12:29 From Fredrica Drotos to Everyone : Let's hear more questions - the counsel members can share their answers later.
- 11:12:38 From Downzone for Homeowner Profit to Everyone : do a vacancy tax and allow 5 plexes too
- 11:12:58 From David to Everyone : we can impose a tax on vacancy. but waiting for that to make an impact (it won't, we don't have a lot of vacancy) doesn't serve any public policy. delaying housing is anti-climate.
- 11:12:59 From Todd Darling to Everyone : My question was not answered. This resolution will greatly exacerbate property values by making small lots open to 4 plexus. Large investors will remove working class people without public financing.
- 11:12:59 From Anoeil Odisho to Everyone : Paris doesn't have it!
- 11:13:02 From Kerby Olsen to Everyone : The number one thing that reduces greenhouse gasses is density
- 11:13:25 From Kerby Olsen to Everyone : Todd Darling, would a single family home built on that lot be affordable?
- 11:13:28 From Downzone for Homeowner Profit to Everyone : we should also enforce all SFHs devote 20% of their home to subsidized housing
- 11:13:30 From Anoeil Odisho to Everyone : That's right, Kerby!
- 11:13:49 From Matthew Lewis to Everyone : todd, i'll try to answer your question
- 11:13:54 From David to Everyone : Todd, I think many would support public financing to assist low income homeowners to finance their additions. paid for by the resulting rent

- 11:14:04 From Carole Marasovic to Everyone : I am concerned that time may run out for questions. My questions are directed to James Peterson. I was interested in his comments about Berkeley not having a good history with black developers. James, can you provide additional info. on the barriers for black developers? Can you elaborate on how CoB can engage/contract with black developers particularly those who are directed towards incorporating affordable housing into development and who have a commitment towards a plan of socioeconomic balance, and diversity, in the community?
- 11:14:09 From Becky O'Malley to Everyone : Poor people don't live in the center of Paris--they live in the banlieus, the suburbs outside the center.
- 11:14:34 From Kerby Olsen to Everyone : Fourplexes ARE the missing middle
- 11:14:45 From Todd Darling to Everyone : Duplexes etc could work, - but not without guidlens that take resilience and affordability into account. The quad flex will result in po-mo boxes for wealthy
- 11:14:48 From Terri Couture to Everyone : single family homes are the least affordable homes, paola
- 11:14:54 From meryl siegal to Everyone : Japan has an extraordinary transportation system. Even trying to compare Berkeley to Japan doesn't make sense.
- 11:15:18 From Darrell Owens to Everyone : Its a good system because the density sustains it
- 11:15:25 From Kerby Olsen to Everyone : Paola, check zillow, look at how much a unit in a fourplex costs vs. a single family home
- 11:15:29 From Melissa Fitzgerald to Everyone : I am sorry if I sound like a broken record, but Berkeley has NO infrastructure even for what we already have.
- 11:15:32 From Anoeil Odisho to Everyone : Single family homes are the least affordable housing. And if those are the only houses allowed to be built, they'll STILL be super expensive.
- 11:15:39 From meryl siegal to Everyone : No, not density sorry, you don't know what you are talking about.
- 11:15:47 From Anoeil Odisho to Everyone : Way more expensive than any unit in a 4-plex
- 11:15:55 From David to Everyone : the new market rate housing at the mcarthur mammoth is naturally affordable to low income.
- 11:15:56 From meryl siegal to Everyone : Japan is built in certain areas because there has been massive public housing initiatives.
- 11:16:10 From Darrell Owens to Everyone : HAHAAAA
- 11:16:13 From Darrell Owens to Everyone : WHAT
- 11:16:17 From Elena Christopoulos to Everyone : He does know what he's talking about. density is the way. period
- 11:16:24 From Kerby Olsen to Everyone : Density is not a burden, density is what creates vibrant communities
- 11:16:42 From David to Everyone : berkeley should bear the "burden" of increasing density, because increased density is a public good, lower housing costs, lower emissions, and we legally have to. as all cities so.
- 11:16:59 From Anoeil Odisho to Everyone : Kerby: "Density is not a burden, density is what creates vibrant communities" That's right!

- 11:17:09 From Darrell Owens to Everyone : Japan barely builds public housing
- 11:17:12 From Kerby Olsen to Everyone : The burden is unaffordability, not density
- 11:17:34 From Terri Couture to Everyone : TIL homes are worse than fossil fuels
- 11:17:41 From Becky O'Malley to Everyone : could chat participants reveal their first and last names and where they live?
- 11:17:43 From David to Everyone : lol terry
- 11:17:47 From David to Everyone : Terri, sorry
- 11:17:51 From Joshua Hawn to Everyone : Affordable housing (i.e., subsidized housing) would require new revenues for the city to fund the program. Is the council able to pass an ordinance that both allows quadplexes *and* adds a means of raising revenue for subsidizing some of these units? If not, I encourage you to talk about *that* along with demands for affordability.
- 11:18:00 From Darrell Owens to Everyone : Trump defended single family zoning lol
- 11:18:01 From Paola Laverde to Everyone : Paola Laverde- District 5
- 11:18:02 From Virginia Browning to Everyone : Sorry David, but there's truth to this.
- 11:18:04 From Darrell Owens to Everyone : And so did Ben Carson
- 11:18:13 From Kerby Olsen to Everyone : Matthew this only adds housing in the exclusionary parts of Berkeley. The Republicans love single family zoning!
- 11:18:18 From Virginia Browning to Everyone : I mean Darrell.
- 11:18:29 From David to Everyone : virginia, sorry, didn't follow your question.
- 11:18:44 From Terri Couture to Everyone : would Matthew Lewis call the repeal of Jim Crow "deregulation"
- 11:18:51 From David Ushijima to Everyone : @Erin Diehm, good analysis. I agree entirely
- 11:18:56 From Virginia Browning to Everyone : Sorry, I meant to Darrell - his LOL is off.
- 11:19:35 From Rhiannon Rhiannon to Everyone : Single family housing provides the lion's share of Section 8 housing in Berkeley. Single family is expensive to build new, but existing SFH with familial or historic ownership is the most affordable housing in the City
- 11:19:46 From David to Everyone : how do we do land value capture for all the single family homes that have massively appreciated for decades?
- 11:19:58 From Erin Diehm to Everyone : @David Ushijima - I really appreciated seeing the numbers. I am concerned that the proposal is effectively deregulation and won't create affordable units. I appreciate hearing about how up zoning will increase land values, too.
- 11:20:03 From meryl siegal to Everyone : Thank you Rhi. That is an important point. What about lower SES families.
- 11:20:17 From Matthew Stevens to Everyone : Why is Matthew Lewis still talking?
- 11:20:31 From David to Everyone : rising land values are only bad if people are forced to buy undivided land.
- 11:20:57 From Joshua Hawn to Everyone : How do we do land value capture with prop 13 and prop 218 in place?

- 11:21:07 From Kerby Olsen to Everyone : Shirley if we are going to go by carrying capacity then 98% of the people here need to leave
- 11:21:43 From Eugene Vinitzky to Everyone : What does carrying capacity even mean? We're not constrained by how much food we can farm on this land
- 11:21:51 From Kerby Olsen to Everyone : There is no requirement that single family homeowners need to live in the unit so why would that be required for fourplexes?
- 11:22:03 From Joshua Hawn to Everyone : The solution: Berkeley should secede from the state of California so we can increase property taxes to fund affordable housing in the hills
- 11:22:15 From patrickksheahan to Everyone : The population of Berkeley is decreasing, but the portion of the student population is increasing. Students are 36% of the total population. Developers are building bedrooms, not living units, because students pay !
- 11:22:19 From David to Everyone : I have a way to get more affordable housing, make it five plexes instead of four, so that the state density bonus is available
- 11:22:39 From chimey lee to Everyone : ANY comment on how Topa would change things in Berkeley?
- 11:22:51 From Kerby Olsen to Everyone : David, that's a great idea and I wonder if it would satisfy the BTU
- 11:22:54 From Carole Marasovic to Everyone : Kerby, the current costs of single-family housing are inaccessible to everyone except the most affluent. While the missing middle need reduce those costs, those costs are still too high for most. Thus, what would you say about developers who develop multiple quadruplexes without any of these four unit buildings having any below market rate units for purchase or rental? Developers would have to do that if they built five units. Why should not the quadraplexes, which some may be able to access, include a fifth in one of the quadraplex units, owned by the same developer, which is below market rate?
- 11:23:02 From Phil Allen to Everyone : Because this is a conversation among a few participants, I'm going over to the Livable California meeting. Check them out ..
- 11:23:26 From meryl siegal to Everyone : James - good point on revitalization of other cities around the Bay. Why isn't that happening?
- 11:23:27 From Matthew Stevens to Everyone : Livable California? is that the group where all the old white people complain about more housing in their neighborhoods?
- 11:23:41 From Anoeil Odisho to Everyone : Do students not live in houses? The university stopped guaranteeing housing for students because it became too expensive because no housing is being built!
- 11:23:41 From patrickksheahan to Everyone : Students pay 1000-1500 per bed. Developers will build 4 plexus rather than homes. its the profitable model. they will tear down homes to cram in bedrooms.
- 11:23:41 From David to Everyone : berkeley has a jobs housing imbalance, so yeah.mm
- 11:23:50 From Kerby Olsen to Everyone : Carole I support allowing five or six plexes with one affordable unit!
- 11:23:52 From Paola Laverde to Everyone : The resolution is for fourplexes - the affordability needs to be legislated.
- 11:24:35 From David to Everyone : "rush" - plan for a years long planning process after decades of underbuilding. gotta disagree we're rushing in any way.

- 11:24:39 From David Kamholz to Everyone : the housing crisis has been going on for decades
- 11:24:57 From Anoeil Odisho to Everyone : Each unit in a 4-plex is cheaper than a whole house.
- 11:25:35 From Anoeil Odisho to Everyone : This is one of the main reasons why SFH was exclusionary against black Americans and people of color in the first place.
- 11:26:02 From Eugene Vinitzky to Everyone : The rush is because many of us have seen our rents sharply increase and are being pushed out of the city by the prices! It's a crisis and deserves to be treated like one
- 11:26:26 From Rhiannon Rhiannon to Everyone : 5 or 6 plexes are already required by City Ordinance to provide at least one affordable unit, both rentals and condo. Too bad the City won't enforce them.
- 11:26:52 From patrickksheahan to meryl siegal(Direct Message) : enough of darrell!
- 11:27:18 From Anoeil Odisho to Everyone : Oh, so if we allow 4-plexes, then they could be required and enforced to have an affordable housing unit!
- 11:27:21 From Melissa Fitzgerald to Everyone : Shortly after people started selling "condos" - divided parts of homes - years ago, the cost for these units shot up quickly and became similar to what single family units were before. That, in turn, drove up single family units. It didn't create more affordable housing.
- 11:27:25 From Carole Marasovic to Everyone : Kerby and David,
- 11:27:37 From Becky O'Malley to Everyone : There's now pressure from Newsom to create a "housing element police force" to report to the state on the housing elements in cities' general plans.
- 11:27:42 From Anoeil Odisho to Everyone : Kerby and David are right.
- 11:27:45 From Sean Golden to Everyone : So we elect our representatives every couple of years. If we're not happy with their decisions, then we should probably elect new representatives. A lot more people (including low income people) vote in general elections than show up to random board meetings.
- 11:27:46 From Rhiannon Rhiannon to Everyone : Shouldn't we wait till the Census data is available to see where we are?
- 11:27:48 From Kerby Olsen to Everyone : Thanks Darrell! The question is where do we add the 9,000 units, in the wealthy white areas or the areas where it is currently allowed, which is the flats
- 11:27:51 From patrickksheahan to Everyone : they live in Vallejo because they want to live in a less crowded city
- 11:28:21 From Kerby Olsen to Everyone : Patrick many would like to live in Berkeley but can't afford it
- 11:28:23 From David Kamholz to Everyone : patrick: whatever they want, they don't currently have a choice
- 11:28:34 From Darrell Owens to Everyone : Nobody commutes for over an hour and wakes up at 5 AM for a lawn
- 11:28:38 From Anoeil Odisho to Everyone : They live in Vallejo because they can't afford housing in Berkeley.
- 11:28:49 From David Kamholz to Everyone : people are leaving because they can't afford it
- 11:28:53 From David to Everyone : I'm not too optimistic about the new housing element police force. HCD has been weak historically. they walked away from clear CEQA abuse in Berkeley.
- 11:28:54 From Kerby Olsen to Everyone : Shirley they are leaving because of the high housing cost!!

- 11:28:59 From Matthew Stevens to Everyone : People are leaving California because it's too expensive. And it's too expensive because we don't build enough homes.
- 11:29:01 From Cyrus Hall to Everyone : One of those issues being affordability. :-)
- 11:29:11 From Anoeil Odisho to Everyone : People are leaving and commuting 1.5 hours one-way a day because housing is too expensive.
- 11:29:17 From Carole Marasovic to Everyone : Rather than fiveplexes, why not amend zoning regs. so that if a developer is proposing multiple quadruplexes, every fifth unit is a below market rate unit?
- 11:29:53 From Anoeil Odisho to Everyone : 4-plexes with one of their units being BMR yes
- 11:29:57 From Kerby Olsen to Everyone : Shirley with a good point here. This is why we also need statewide laws to force Palo Alto to add housing when they add jobs
- 11:29:59 From James McFadden to Everyone : Missing middle is a made up narrative to push for more market rate housing and neoliberal deregulation to profit big developers who also fund our political parties -- and in CA that means these are big \$\$ behind the Democrats.-- the real crisis is low income housing
- 11:30:08 From David to Everyone : Google wanted to build housing in the valley, but cities would not let them. what makes anyone think Berkeley would react differently?
- 11:30:14 From Anoeil Odisho to Everyone : But you can't do that if a part of the city ONLY allows single family housing!
- 11:30:49 From Harald Leventhal to Everyone : exactly. we are being asked to solve the Silicon Valley and sf housing crisis created by their greed and arrogance and unfettered commercial development.
- 11:31:02 From Julia Cato to Everyone : The City Council said in 2019 that there were 3754 empty units in Berkeley. They couldn't figure out what to do about it. They could have passed a vacancy tax.
- 11:31:02 From David Kamholz to Everyone : James: zoning doesn't allow low income housing in SFH zoned areas either!
- 11:31:06 From David to Everyone : I notice nobody is throwing around the common anti-housing name, but yet I still see lots of "neoliberal," deregulation, and the like.
- 11:31:33 From Sean Golden to Everyone : So...elections have consequences?
- 11:31:48 From Darrell Owens to Everyone : Terry Taplin is authoring the city's social housing plan
- 11:31:57 From Darrell Owens to Everyone : And not you
- 11:32:01 From Darrell Owens to Everyone : Cite it brop
- 11:32:04 From Darrell Owens to Everyone : Cite it!
- 11:32:18 From Anoeil Odisho to Everyone : Filling each of those 3754 empty units with people would not even come CLOSE to making this city more affordable.
- 11:32:33 From Kerby Olsen to Everyone : YEs, Berkeley's have finally broken the NIMBY stranglehold on the council
- 11:32:46 From Darrell Owens to Everyone : It also wasn't just the 2020 election, 2018 as well

- 11:32:49 From David to Everyone : and who here is saying no vacancy tax? seems like everyone supports it. I only comment that it won't be enough.
- 11:32:59 From Anoeil Odisho to Everyone : David's right!
- 11:33:10 From Kerby Olsen to Everyone : Matthew fourplexes are missing middle that you noted aren't being built
- 11:34:00 From David Kamholz to Everyone : David: exactly. I'd just add that *some* number of vacancies (not sure how many) is needed so people can still move when needed. and many reported vacancies are just apartments in transition from one tenant to another
- 11:34:02 From Joe Spaulding to Everyone : Joe Spaulding here
Can you imagine, just imagine, what having to commute from Modesto or Stockton and back in order to afford to live would be like? Can you imagine doing that and hearing people declare that they were lucky enough for rent control to apply to them, and they're using their proximity to block new homes? What do you think that type of person would think about this discussion?
- 11:34:29 From Darrell Owens to Everyone : I would like to address Black developers
- 11:34:29 From Kerby Olsen to Everyone : Black developers should get additional incentives
- 11:35:27 From Harald Leventhal to Everyone : it wont change outcomes however well intentioned
- 11:35:56 From patrickksheahan to Everyone : the city is currently in process with ZORP, the Zoning Ordinance Revision Project, with a paid planning Consultant, authorized by City Council, and overseen by a committee of 8, half Zoning Board and half Planning Commission members. in a public process. This is the already established venue for consideration of zoning changes. thanks to Kelly for bringing this up.
- 11:37:09 From David to Everyone : I wonder what's more encouraging for Black and small developers. the current system, where you have to spend years fighting through public processes to build large projects, or a ministerial approval for a small project....
- 11:37:38 From James McFadden to Everyone : Matthew is absolutely right -- this legislation pushed now because the real estate interests, who backed Taplin, now have full control of the Council. The pandemic also prevents any demonstration by the public against pushing these neoliberal rigged-market policies that are destroying the safety nets our society once had. Just look at what deregulation is doing to Texas right now. This deregulation effort disempowers people -- it is about putting profits ahead of people.
- 11:38:12 From Anoeil Odisho to Everyone : Ministerial approval sounds more encouraging! It's why Sacramento has built so much housing and has vibrant, diverse communities!
- 11:38:30 From David to Everyone : again with the name calling. changing the regulations isn't deregulation. it's removing bad regulations in favor of good regulations
- 11:38:37 From Anoeil Odisho to Everyone : Oh man I'm not neoliberal lol
- 11:38:40 From David Kamholz to Everyone : James: the status quo is not working so I'd appreciate hearing your proposed solutions
- 11:38:46 From Anoeil Odisho to Everyone : Please stop the name calling
- 11:38:55 From Kerby Olsen to Everyone : James allowing fourplexes is still regulation its just different regulation. You seem to like regulations only if they personally benefit you

- 11:39:03 From Darrell Owens to Everyone : True, and the sad part is because Texas builds more housing than us, Black and Latinos are fleeing there for cheap housing. Houston is more diverse than Berkeley ever will be, and that's sad. We should keep public solutions while not stopping neighbors for adding a home on their parcels
- 11:39:06 From Anoeil Odisho to Everyone : David's right, the status quo isn't working
- 11:39:17 From Anoeil Odisho to Everyone : Darrell's right too.
- 11:39:24 From Toni to Everyone : Can you be a NIMBY and a neoliberal too?
- 11:39:38 From Anoeil Odisho to Everyone : Yes
- 11:39:38 From candacehyde-wang to Everyone : There is a lot of history on upcoming that we can use. Please see Y. Freedman's analysis of upcoming in Chicago. Denser development near transit hubs resulted in a speculative increase in prices. Please see the Urban Affairs Review January of 2019.
- 11:39:54 From candacehyde-wang to Everyone : Sorry, on Upzoning.
- 11:39:58 From David to Everyone : trump arguably was a Nimby and neoliberal, lol, but technically no, those are diametrically opposite
- 11:40:30 From Sophie Hahn to Everyone : The City Council already did a referral to look at the possibility of bringing up to 4-plexes to all neighborhoods - in Spring of 2019. This is not a new concept and all councilmembers voted in favor of a community process to explore all of the questions and concerns being brought up here through a robust community process. Minneapolis, Portland, Sacramento and other cities have made changes like this in the context of in depth community conversations and processes that unfolded over time - usually led by paid consultants. The passion and breadth of points of view on this issue reinforce my belief that when we undertake significant change - even if "overdue" and important - we need to have thoughtful and inclusive process.
- 11:40:32 From Darrell Owens to Everyone : https://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/Zoning%20Map%2036x36%2020050120.pdf
- 11:40:39 From Darrell Owens to Everyone : <https://www.berkeleyside.com/wp-content/uploads/2021/02/Berkeley-zoning-map-Othering-Belonging-Institute.jpg>
- 11:41:47 From David to Everyone : I agree entirely with Sophie. isn't that what this is? a thoughtful and inclusive process, that will extend through next year.
- 11:41:47 From Mary Behm-Steinberg to Everyone : Seattle found that plans like this actually drove the prices up significantly. I'll see if I can find Livable California's link to that.
- 11:42:17 From Anoeil Odisho to Everyone : Seattle? The city where 78% of it residential zoning is exclusively single family zoning???
- 11:42:42 From kelly hammargren to Everyone : Osha Newman who works for the non-profit the Law Center is registered as a lobbyist. Berkeley has passed the Lobbyist Registration Act under the Berkeley definition Mr. Owens is required to register.
- 11:43:36 From Margot Smith to Everyone : What transportation would be provided to the multiple housing in the hills?

- 11:44:10 From Kerby Olsen to Everyone : Thanks for showing this Darrell! The areas where you can build fourplexes now are the areas with POC. This proposal just allowed the same thing in the white areas.
- 11:44:12 From Toni to Everyone : Darrell, does your effort envision that the hills will be exempt from the quadplex zoning? I thought the fire zones would be exempt? The R-1 zones of San Pablo Park and Westbrae were downzoned in 1963, which was part of a mass reclassification of 8,000 parcels.
- 11:44:31 From Mary Behm-Steinberg to Everyone : Transportation is already a challenge, even the flats. I often get passed by for having a mobility device, and a lot of bus drivers won't stop when homeless people are there too.
- 11:45:21 From David to Everyone : toni, I assume you heard the answer on fire zones, mostly hills are not exempt. just i think the highest fire zone, is that ESR?
- 11:45:51 From David Kamholz to Everyone : Mary: we absolutely need to improve transit no matter what
- 11:46:02 From Toni to Everyone : The ESR is Panoramic Hill, and that's not the only high fire zone.
- 11:46:05 From Kerby Olsen to Everyone : Shirley is just skirting the issue. The extreme fire zones are exempt
- 11:46:29 From Kerby Olsen to Everyone : Eliminate street parking in the hills to really address this
- 11:46:35 From patrickksheahan to Everyone : State ADU law allows 3 units in any residential zone currently.
- 11:46:37 From Paola Laverde to Everyone : Yes, agree - transportation system needs to be improved.
- 11:46:58 From David to Everyone : patrick, a JADU is not a unit. it's a tiny space that can't have a full kitchen.
- 11:47:01 From kelly hammargren to Everyone : Revision to policy from Kate Harrison
- 11:47:07 From Mary Behm-Steinberg to Everyone : You should be doing those improvements now. This is a big reason a lot of people can't take transit—and it's not just the buses themselves, but the fact that there are no public bathrooms, making the buses unusable for many older and disabled people.
- 11:47:12 From Melissa Fitzgerald to Everyone : Seriously?
- 11:47:29 From Toni to Everyone : A JADU is indeed a unit; it's an efficiency unit and it counts towards the RHNA.
- 11:47:31 From Kerby Olsen to Everyone : Paola the transportation can be improved but that is much easier when there are more bus riders there
- 11:47:33 From Melissa Fitzgerald to Everyone : So, we decrease the available housing, Darrell?
- 11:47:40 From Kerby Olsen to Everyone : Shirley don't be rude
- 11:47:46 From Anoeil Odisho to Everyone : As an economist myself, I read Freedman's paper. If you **ONLY** up zone around transit then of course those areas will be gentrified. That's what happened in the Mission in SF. Only that area was up zoned, because they weren't allowed to build in 2/3 of SF which is still only for single family homes. If you want to stop gentrification, then you have to eliminate exclusionary single-family zoning in the **whole** city.
- 11:47:49 From kelly hammargren to Everyone : here is revision
- 11:48:21 From Terri Couture to Everyone : Im sure Matthew Lewis has something to say even if he wasn't listening
- 11:48:26 From Lynetta to Everyone : @Shirley Dean-Thank you for your reasonable, detailed responses.

- 11:48:35 From Paola Laverde to Everyone : Yes, need more bus riders - which means more reliable public transit.
- 11:48:47 From David to Everyone : I think the point Darrel was implying, is be cognizant of the actual consequences of your logic. if the hills are unsafe, then they're unsafe for existing housing. similar things exist when people argue jobs housing imbalance, or a need to focus on climate issues.
- 11:48:50 From Joshua Hawn to Everyone : I'm all for depopulating the fire risk zones. OR, assessing a reasonable fee to those property owners to pay for access improvements for emergency services.
- 11:48:55 From Mary Behm-Steinberg to Everyone : Also, in terms of fire, with all the trees that have come down in the hills, that's creating a wind tunnel making it possible for fire to spread from the hills to the flats much faster. How are we to evacuate? New technology makes electric and solar cars more possible, and necessary in the event of a major fire or seismic event.
- 11:49:08 From David Kamholz to Everyone : Anoeil: I agree. upzoning only around transit seems like a convenient way for many neighborhoods to not do their fair share to house people
- 11:49:23 From Joshua Hawn to Everyone : Eucs coming down is good, actually.
- 11:49:39 From David Kamholz to Everyone : (and means they can avoid improving transit)
- 11:50:04 From David Ushijima to Everyone : @Patrick Sheehan, and @kelly hammergren, thank you for pointing out the ZORP committee to revise zoning standards. It is disheartening however that committee recommendations like the 2+ year process for JSISHL (Joint Subcommittee for Implementation of State Housing Laws) are subverted at the last minute, and somehow never get placed on the Council meeting agendas. It raises the question, does public input and committee recommendations really matter in Berkeley?
- 11:50:42 From Mary Behm-Steinberg to Everyone : Why are we not getting our very connected council and mayor to lobby for a huge tax on big corps at the state level to subsidize low income tenants, so that we can ensure that small landlords who want to offer affordable units don't end up not being able to maintain them or subsidizing their tenants? FYI: I don't have a unit to rent, I'm just trying to open many more units to that population.
- 11:51:14 From Mary Behm-Steinberg to Everyone : Also, why are we not levying significant vacancy penalties on huge buildings like the Jones?
- 11:51:38 From Kerby Olsen to Everyone : Mary, we can/should do that also, but its not in conflict with this proposal
- 11:51:53 From meryl siegal to Everyone : It is not only black homeowners who do reverse mortgages, actually.
- 11:52:13 From David to Everyone : because Jones would not be taxed by any reasonable vacancy tax. no vacancy tax is going to apply immediately. they give time to lease up new buildings. which is exactly what is happening at Jones.
- 11:52:17 From Melissa Fitzgerald to Everyone : Darrell, you just described most homeowners in Berkeley
- 11:52:48 From Mary Behm-Steinberg to Everyone : We should be doing a public reverse mortgage, which would allow heirs to pay the city or ago back at a third their income in return for a deed restriction that would make it permanently affordable and cut off speculation.
- 11:52:49 From patrickksheahan to Everyone : Thats exactly what ADU's do!

- 11:52:58 From Lilana Spindler to Everyone : I am the owner of a 4plex on Stuart St. I am aware of the benefits of having a 4plex in an SFR neighborhood. My tenants garden together, then BBQ together and they all benefit from rent control protections. There are however pitfalls. There is not enough parking for 10 people . I also cannot offer a smoke free environment because the neighbor in an SFR smokes right next to our common fence. The last pitfall is disparate billing for city services. Currently, landlords of market rate 4plexes overwhelmingly are getting tax discounts on fees for city services. I'd like to know how this proposal will maintain the benefits I mentioned but will eliminate the pitfalls?
- 11:53:11 From Paola Laverde to Everyone : When homeowners decided to become business owners in the rental housing industry - their customers - AKA tenants need to have protections.
- 11:53:11 From David Kamholz to Everyone : patrick: why limit it to ADUs?
- 11:53:22 From David to Everyone : ADUs are good, fourplexes are better.
- 11:53:23 From Mary Behm-Steinberg to Everyone : I'm sorry, but I keep hearing about how there are only 2% of available units vacant, and that just isn't true.
- 11:53:43 From David to Everyone : mary, nobody is opposing your demand for a vacancy tax.
- 11:53:49 From Matthew Lewis to Everyone : i would like to respond to the question re uc
- 11:53:59 From Lynetta to Everyone : The City of Richmond had a reverse mortgage program that worked well.
- 11:54:25 From patrickksheahan to Everyone : yes the 36% of the student population affects housing costs greatly
- 11:54:33 From Todd Darling to Everyone : Darrel - But there will be no source of financing for low income homeowners. Without social money to finance the extra units - this will speed up displacement as speculators will sweep in to make huge money -as they'd in Venice /Oakwood neighborhood
- 11:55:05 From Kerby Olsen to Everyone : Yes, UC needs to build massive high-rises on campus! That isn't in conflict with this proposal
- 11:55:17 From David Kamholz to Everyone : (I hear people's park is available?)
- 11:55:22 From Darrell Owens to Everyone : Public programs proposed by Ben Bartlett would help Black homeowners finance subdivisions to bring in rental income
- 11:55:26 From Carole Marasovic to Everyone : Transportation is not the subject of this forum. It perhaps should be in a future forum. Transportation for persons with disabilities is only one issue but a significant dilemma. Having been in alternately in a wheelchair and walker between bunion surgeries and post-surgeries that left me with an unfused foot, bus drivers frequently pass people in wheelchairs and on other mobility equipment. Paratransit is unreliable, I once waited three hours for Paratransit to take me to a physician's appointment. At that and other appointments, I frequently was turned away when I arrived. Even when they arrived, Paratransit often picked up too many other persons from distant locations so even when I gave two hours room for transportation between a seminar and a meeting, I was dropped off almost two hours into the meeting for a total of three-and-a-half hours drop-off.
- 11:55:29 From David to Everyone : what happened with ADU financing when we legalized ADUs? seems like there are a lot of companies that stepped up to finance. some don't even require money from the owner at all.
- 11:55:39 From Mary Behm-Steinberg to Everyone : We could also get people to trade their unit or house for a place in a continuing care facility, under the same terms. As the ccf people died, we could trade their unit

again. There are all sorts of ways to convert existing private housing to social housing that allow our existing residents to age with dignity rather than forcing them out.

- 11:56:05 From David Kamholz to Everyone : Carole: 100% agreed it's a huge issue
- 11:56:09 From patrickksheahan to Everyone : Ministerial. or by right , approval, is untenable for 3-4 plexs.
- 11:56:24 From David to Everyone : why patrick?
- 11:56:24 From kelly hammargren to Everyone : the rewrite by Kate Harrison to the Droste proposal is to focus on formerly non-relined districts and establishes the intent to diversify housing and people across the city whereas what has been proposed targets South Berkeley
- 11:56:38 From Kerby Olsen to Everyone : Patrick ministerial approval is in fact, quite tenable
- 11:56:39 From Mary Behm-Steinberg to Everyone : Assistance on mortgages in foreclosure could also be tied to a deed restriction. All this needs to be underwritten by a statewide corporate tax.
- 11:57:02 From Carole Marasovic to Everyone : Public transportation and quasi-public transportation is an issue for a different forum but is problematic for many.
- 11:57:23 From David Kamholz to Everyone : Carole: ebtru.org
- 11:57:32 From Darrell Owens to Everyone : I agree financing is a problem for small homeowners
- 11:57:36 From Mary Behm-Steinberg to Everyone : It is absolutely directly related to this. If people can't get on transit, they still need a way to get around.
- 11:57:44 From David to Everyone : adu companies will build you an adu for free, in exchange for a few years of the rental income.
- 11:58:15 From Kerby Olsen to Everyone : Housing is more important than setbacks
- 11:58:26 From Mary Behm-Steinberg to Everyone : But what I'm talking about, like having a well-funded land trust do that, would make that ADU instantly affordable, and deed restrictions would keep it that way.
- 11:58:32 From David Kamholz to Everyone : yeah, public green space is important but it doesn't have to be on every lot
- 11:58:38 From David Ushijima to Everyone : @Patrick Sheehan, Agree. Ministerial approval would be disastrous. As the item is currently written, it does allow non-rent-controlled buildings in R1 to be demolished. Everyone has been focused on not demolishing rent-controlled buildings, but ministerial approval of the Quadplex item would allow demolishing of non-rent controlled buildings which would be most all single family units in R1.
- 11:59:01 From Anoeil Odisho to Everyone : @Patrick Sacramento shows that ministerial, or by right approval, IS tenable for 3-4plexes
- 11:59:22 From Kerby Olsen to Everyone : Patrick you live in a duplex, which is illegal in north Berkeley. Why wouldn't you allow duplexes in the whole city?
- 11:59:31 From Anoeil Odisho to Everyone : Good point
- 12:00:02 From Anoeil Odisho to Everyone : Do students not deserve housing?

- 12:00:05 From Mary Behm-Steinberg to Everyone : Have you guys lived in cities with so little green space? It's not eco-friendly to do that either, and it's not good for local wildlife. Everyplace has a reasonable capacity: instead of cramming more people into space we already can't safely evacuate, we should be exploring proposals for how to lower the price on existing units, and as demonstrated above, it's more than possible to do that in way that's fair to everyone.
- 12:00:36 From David to Everyone : news for those opposing ministerial, we basically already have it with the housing accountability act. and the more our residents abuse the lack of ministerial the more the housing element screws get rightened by the state.
- we don't need to allow special interests to interfere in individual projects that comply with zoning.
- 12:00:39 From David Kamholz to Everyone : Mary: living 2 hours from jobs is a climate and social catastrophe
- 12:00:48 From Kerby Olsen to Everyone : You can't simultaneously argue that students pay too much money and that we shouldn't build more housing for them!
- 12:00:56 From Anoeil Odisho to Everyone : David's right/
- 12:01:07 From Mary Behm-Steinberg to Everyone : Of course it is, David. But you are ignoring my earlier points:
- 12:01:21 From Mary Behm-Steinberg to Everyone : 1. You aren't building for affordability, you're building for developer profit
- 12:01:26 From David to Everyone : propaganda
- 12:01:33 From David Ushijima to Everyone : @David, can you please state your full name and any neighborhood affiliation
- 12:01:35 From Mary Behm-Steinberg to Everyone : 2. there are fair ways to bring more existing housing online.
- 12:01:44 From David to Everyone : like fourplexes
- 12:02:04 From Mary Behm-Steinberg to Everyone : You don't have to get snarky. those fourplexes aren't existing
- 12:02:37 From Kerby Olsen to Everyone : Everyone here who's house was built by a for-profit developer or who wants to sell their home at market rate shouldn't be able to argue against market rate housing
- 12:02:41 From Mary Behm-Steinberg to Everyone : I'm talking about units that are already built that people don't want to rent out because of punitive laws for landlords renting out low income units.
- 12:02:48 From David to Everyone : so? the climate science says additional density is our best tool to reduce emissions, not preservation of existing structures, which would get gut renovated anyways
- 12:02:58 From David Ushijima to Everyone : @David, the BNC policy for posting is that we ask that posters please state there full name and neighborhood affiliation
- 12:03:08 From Toni to Everyone : Kathleen addresses the inadequacy of the zoning code regarding congregate housing , which in Berkeley is known as GLAs, group living accommodations. We need better standards for GLAs and other forms of housing like residential hotels and co-living. Also, we need a JADU ordinance.
- 12:03:13 From David to Everyone : David Kellogg, district 1
- 12:03:14 From Mary Behm-Steinberg to Everyone : What does the climate science say about overpopulating an area you can't evacuate?

- 12:03:35 From David Ushijima to Everyone : @David, Thank you
- 12:04:02 From Toni to Everyone : Toni Mester, West Berkeley.
- 12:04:05 From David to Everyone : mary, your implication is that we can evacuate with the current or fewer residents. it's simply not true. mass evacuations are not possible with car infrastructure.
- 12:04:24 From Darrell Owens to Everyone : Can I ask the BNC one question?
- 12:04:33 From Anoeil Odisho to Everyone : @Mary climate science says to build denser housing in areas that aren't at risk of repeated wild fires
- 12:05:14 From Anoeil Odisho to Everyone : Like people in Sonoma county who were priced out of the Bay because of the housing prices
- 12:05:16 From Mary Behm-Steinberg to Everyone : Is BART going to be running during an earthquake or major fire event? Or buses? And what about people with mobility issues? I already can't get on either a lot of days, due to broken lifts and elevators that aren't maintained and the refusal of drivers to stop and load people like me.
- 12:05:23 From candacehyde-wang to Everyone : CaYimby is registered as a company that hires lobbyists. You can see the state records here: <https://calobbysearch.org/>
- 12:05:25 From Carole Marasovic to Everyone : Students may need housing but does the university not have an obligation to provide housing for them? Also, as many students are transients, and young and physically mobile, can they not easily commute from neighboring areas instead of using the housing needed by community-based residents who are past the point of crowding several tenants in one space as students often do?
- 12:06:15 From David to Everyone : mary, those are important questions. I don't see additional density as worsening t Action Calendar – Policy Committee Track Items

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20. Affordable Housing Overlay

From: Councilmember Taplin (Author), Councilmember Bartlett (Co-Sponsor)

Recommendation: Refer to the City Manager and Planning Commission revisions

to the zoning code and General Plan, permitting increased height and density for

100% affordable housing developments, including but not limited to:

1. Exceeding standards set forth in California Government Code Section 65915 with

additional height and density incentives for qualifying 100% affordable projects deedrestricted for low- and moderate-income households, including: a. An additional 33'

local density bonus for qualifying projects with low- and moderate-income units deedrestricted for households earning up to 100% of Area Median Income, aiming to

maximize total unit count restricted for Very Low and Extremely Low Income

households; b. Expanding waiver of density limits, including units per acre and floor area ratio, for transit-adjacent projects to include all parcels within one half mile of a commuter rail station, and within 1/4 mile of an AC Transit bus route with 7-day service in Fiscal Year 2019; c. Reduced density limits for projects outside of transit proximity threshold with additional Transportation Demand Management (TDM) policies, including bike parking, paratransit and shared micro-mobility systems; d. Ministerial approval of all qualifying projects meeting objective design criteria and union labor requirements; e. Exempting parcels with Designated Historic Landmarks and maintaining demolition restrictions consistent with state law.

2. Ministerial approval for 76' of 100% affordable residential dwelling units in all commercial zones, and provisions for ground-floor retail and/or live-work space;

3. In R-1, R-1A and R-2 zones, provide ministerial approval for a 10' local density bonus for 100% affordable housing, with waived density requirements for dwelling units per acre and lot coverage. On parcels within high-risk wildfire zones as

determined by the California Department of Forestry and Fire Protection (CalFire),

ministerial approval for 100% affordable projects should be contingent on fireblocking design and defensible space standards certified by the Planning

Department.

Council directs the Planning Commission and staff to codify an Affordable Housing Overlay for 100% affordable housing as specified above in 2021-2022 work plans in anticipation of 2023-2031 RHNA targets. Staff and the commission should build upon the framework established in Government Code Section 65915 as well as municipal implementations of Affordable Housing Overlays in other states, such as Cambridge and Somerville, MA.

Financial Implications: To be determined

Contact: Terry Taplin, Councilmember, District 2, (510) 981-7120hem. I view the extra revenue from new residents as helping increase our infrastructure capacity. having more buses available for an emergency, for example.

12:06:52 From Melissa Fitzgerald to Everyone : They are moving for single family homes with yards.

12:06:52 From David to Everyone : market rate, if there's enough of it, becomes naturally occurring affordable housing

- 12:06:53 From Anoeil Odisho to Everyone : Students are constantly being pushed out further and further from UC Berkeley because housing keeps increasing. Many of my friends had to commute from Fremont because they couldn't afford rent in the city!
- 12:06:53 From Mary Behm-Steinberg to Everyone : The University broke it's agreement to the City not to expand new programs. Their new program expansion is taking up the space that was supposed to be for student housing.
- 12:07:17 From Todd Darling to Everyone : With over 3,000 vacant units in Berkeley this resolution is clearly about money NOT housing. There is no data to show that market rate units do not increase affordable housing.
- 12:07:36 From Anoeil Odisho to Everyone : And the University can't build housing affordably because there's been no building for 50 years!
- 12:07:45 From candacehyde-wang to Everyone : Low-income housing under this proposal absolutely will have to be required and funded. Market-rate developers can't make money on affordable units. Market-rate housing in Berkeley is over \$1 million. More affordable housing needs money to write down the construction costs.
- 12:07:48 From Mary Behm-Steinberg to Everyone : And again, the affordable housing programs I proposed are already being implemented in some form elsewhere—it is not propaganda, as insultingly claimed earlier.
- 12:08:03 From patricksheahan to Everyone : At the Zoning Board the biggest issues are loss of open space, loss of privacy, and loss of sunlight affecting gardens and solar. This is detriment, and to allow this to occur without notification or the ability to comment or appeal is the problem with ministerial or by right approval proposed for 4 plexs.
- 12:08:23 From Melissa Fitzgerald to Everyone : City of Oakland also has very structured bidding requirements that consider small, minority and female owned businesses.
- 12:08:31 From Mary Behm-Steinberg to Everyone : The pandemic has proven that tech workers can work anywhere.
- 12:08:36 From David to Everyone : 3,000 vacant (not sure of the number) isn't that much for a city of Berkeley's size. just turning over an apartment between tenants often involves a month or more, if renovating, of vacancy. that can easily hit 2-3%
- 12:09:07 From Mary Behm-Steinberg to Everyone : You can't have it both ways, David. Those units at the Jones have gone begging for months.
- 12:09:14 From Anoeil Odisho to Everyone : @Patrick you lose open space if you only allow single-family sprawl into the hills. Cities have privacy! Cities have sunlight!
- 12:09:37 From Becky O'Malley to Everyone : Read Condon on how Vienna works.
- 12:09:45 From Mary Behm-Steinberg to Everyone : yes
- 12:09:47 From Anoeil Odisho to Everyone : Mary, tech workers can work anywhere. But not everyone is a tech worker.
- 12:10:04 From David to Everyone : mary, jones is renting up at normal rates. any vacancy tax would not apply to them (yet). sorry, but disagree.

- 12:10:11 From Anoeil Odisho to Everyone : And they should be able to afford to live close to where they work. Which is not the case now.
- 12:10:19 From meryl siegal to Everyone : That has happened throughout the US.
- 12:10:22 From Anoeil Odisho to Everyone : 3000 empty units is nothing.
- 12:10:31 From Mary Behm-Steinberg to Everyone : But tech and tech workers are driving this, and driving the prices. Again, I proposed multiple ways to bring the prices down, you just don't seem to want to seriously consider them.
- 12:10:34 From Becky O'Malley to Everyone : Plenty of research that counters the neo-liberal claim that market rate produces trickle-down affordable.
- 12:10:36 From Anoeil Odisho to Everyone : 3000 empty units would not nearly address our cities housing crises.
- 12:10:42 From Darrell Owens to Everyone : Cite it
- 12:10:43 From David to Everyone : Becky, name-calling
- 12:10:58 From Carole Marasovic to Everyone : We need to identify long-term, unnecessary vacancies not COVID vacancies or vacancies of one or two months between tenants. There are many, many people seeking housing, even during COVID, in Berkeley.
- 12:11:09 From Toni to Everyone : Please read my paper, A Brief History of the R-1A Zoning in Berkeley, which is posted on the City of Berkeley website. It has some interesting insights. Mostly, my research shows that when the current zoning was first put into place in 1949, that a sizable minority of property owners wanted R-2 in the hills, not R-1. That's because there were already second unit, and many wanted to be able to build them.
- 12:11:12 From Mary Behm-Steinberg to Everyone : Neo-liberal is only an epithet because of the ugly effects it causes.
- 12:11:26 From Todd Darling to Everyone : 3000 empty units kept empty to skew policy is a big deal. That would eliminate homelessness in Berkeley
- 12:11:39 From David to Everyone : nobody is opposing vacancy tax
- 12:11:50 From Matthew Lewis to Everyone : you could eliminate homeless three times over
- 12:11:52 From Darrell Owens to Everyone : I support a vacancy tax
- 12:11:55 From Mary Behm-Steinberg to Everyone : Livable California has plenty of good information that counters neoliberal claims on affordability, and 50 years of trickle down economics has decimated the middle class and increased poverty
- 12:11:58 From meryl siegal to Everyone : Nobody is talking about vacancy house at the council level
- 12:11:58 From Anoeil Odisho to Everyone : 3000 empty units is not causing our housing crisis.
- 12:12:15 From meryl siegal to Everyone : *vacancy tax
- 12:12:16 From David to Everyone : 50 years of not building is not evidence that building doesn't work.

- 12:12:35 From Darrell Owens to Everyone : But also, more people need housing than just the homeless. Teachers, city workers, retail workers, students, families and that number is well over 3,000 people.
- 12:12:35 From Anoeil Odisho to Everyone : Exactly David!
- 12:12:38 From Paola Laverde to Everyone : Yes, vacancy tax!
- 12:12:46 From Lynetta to Everyone : @Mr. James Peterson-Thank you for bringing clarity and facts into the discussion.
- 12:12:53 From Anoeil Odisho to Everyone : Also, what Darrell said.
- 12:13:01 From David to Everyone : liveable california's research doesn't stand in view of the broader scientific consensus. I don't believe it's even peer reviewed.
- 12:13:11 From Mary Behm-Steinberg to Everyone : Darrell, everyone thinks of the homeless last, and all the people you listed are in danger of homelessness over neoliberal economic policies like these.
- 12:13:12 From Toni to Everyone : The longer you live, they more likely that you forget.
- 12:13:44 From Melissa Fitzgerald to Everyone : Please be respectful of speakers.
- 12:13:58 From Darrell Owens to Everyone : True, and that's why we shouldn't waste money spending affordable housing on people who make \$90,000 a year. Allow subdivisions and four homes.
- 12:14:29 From Mary Behm-Steinberg to Everyone : At market rate? That doesn't do anyone but people making over \$90K and developers any good.
- 12:14:29 From Matthew Ebert to Everyone : 3 housing crises: <https://calmatters.org/housing/2021/01/california-housing-crisis-lessons/>
- 12:14:35 From Toni to Everyone : That was a humorous general comment. Memory loss is a serious problem, but we all get forgetful.
- 12:14:38 From Darrell Owens to Everyone : And focus subsidized dollars on the homeless
- 12:14:52 From Matthew Ebert to Everyone : Matthew Ebert, North Berkeley
- 12:14:52 From chimey lee to Everyone : recommend Dr. Shoshona Zuboff's book "the Age of Surveillance Capitalism"
- 12:15:42 From David to Everyone : thank you everyone for the thoughtful discussion.
- 12:15:48 From candacehyde-wang to Everyone : James is correct. The term "Exclusionary Zoning" is being used. The implication that low-income housing will be built is just that. We need to analyze how such housing can be built and make sure it is. This Resolution does not do that. It will build new, market-rate housing which is a good thing in terms of an ungraded housing stock that is energy efficient and earth-quake safe. But let us not fool ourselves. It is not what has been claimed.
- 12:15:57 From Andrew Nathenson to Everyone : The reason Berkeley is so expensive is because we have not been adding supply to meet the demand for housing.
- 12:16:13 From Darrell Owens to Everyone : I had fun and I appreciate everyone's comments. Invite me back anytime. I'd like to have more discussions like this and eventually reach a solution

- 12:16:17 From Joe Spaulding to Everyone : What are those "unique characteristics?"
- 12:16:23 From Anoeil Odisho to Everyone : Andrew's right!
- 12:16:39 From David Kamholz to Everyone : Yes, why won't what works elsewhere work in Berkeley?
- 12:16:45 From meryl siegal to Everyone : We are on the Hayward fault and have severe fire dangers
- 12:16:46 From Elena Christopoulos to Everyone : Andrew is correct
- 12:16:51 From Melissa Fitzgerald to Everyone : Prop 13 and capital gains taxes have had a huge impact on lack of inventory. This is not about rich home owners - long time home owners cannot afford to move to other comparable housing.
- 12:16:56 From Anoeil Odisho to Everyone : David's right!
- 12:16:58 From Toni to Everyone : Darrell, you kept your cool. Please contact me about history. We can have even more fun. Toni
- 12:17:01 From David Kamholz to Everyone : Meryl: that isn't unique
- 12:17:02 From meryl siegal to Everyone : We also have a gas pipeline in west berkeley
- 12:17:05 From Paola Laverde to Everyone : Thank you for allowing me to participate and give voice to renters.
- 12:17:21 From Joe Spaulding to Everyone : They have Prop 13 in Modesto I think.
- 12:17:23 From Paola Laverde to Everyone : Here, here Mayor Dean!
- 12:17:25 From David Kamholz to Everyone : they have earthquakes in Japan for example and dense developments that are seismically safe
- 12:17:27 From Andrew Nathenson to Everyone : Our community is a hugely desirable place to live for cultural, economic, educational, and environmental reasons.
- 12:17:36 From Toni to Everyone : Thanks Janis and BNC
- 12:17:43 From Anoeil Odisho to Everyone : Meryl, do other cities not have gas pipelines? lol?
- 12:17:45 From meryl siegal to Everyone : Lots of government support for housing in japan.
- 12:17:49 From Holly Scheider to Everyone : Thanks all for a very interesting discussion!
- 12:17:56 From Carole Marasovic to Everyone : Vacancy tax has been raised periodically in Council. COVID has placed a hold on those discussions. However, there continue to be extended, intentional , unnecessary vacancies. HC is considering a proposal to go to 2022 ballot with substantial portion of the vacancy tax revenue to go towards purchasing morels/hotels for the homeless.
- 12:18:02 From Anoeil Odisho to Everyone : Darrell's group wrote a paper supporting social housing!
- 12:18:13 From Becky O'Malley to Everyone : Thanks Janis for the terrific moderation. I wish you were running the City Council meetings!
- 12:18:16 From Joshua Hawn to Everyone : Thanks everyone. Please donate your home to the Northern California Land Trust <https://nclt.org/>
- 12:18:21 From Elena Christopoulos to Everyone : Darrell speaking facts

12:18:43 From Joshua Hawn to Everyone : Or pay Shuumi land Tax to the Sogorea Te land trust <https://sogoreate-landtrust.org/>

12:20:02 From Becky O'Malley to Everyone : Thanks James for excellent historical perspective.