

Supplemental Communications (2)

(The following are communications received after noon on **May 3- 4pm, May 5.**)

Communication

From: Gonzales-Levine, Rachel
Sent: Tuesday, May 4, 2021 4:00 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Comment on Item 9 - May 5, 2021 Planning Commission Meeting

Hello Ms. Pearson,

BHA is pleased to submit this letter regarding Item 9 "Citywide Affordable Housing Requirements" to be discussed at the May 5 Planning Commission meeting.

Thank you,
Rachel Gonzales-Levine
Acting Executive Director/Management Analyst
Berkeley Housing Authority
1947 Center St., 5th Floor | Berkeley, CA 94704
Tel (510) 981-5485 | Fax (510) 981-5480
rgonzales-levine@cityofberkeley.info

***** Please see office closure notice regarding BHA operations during the Health Officer Order to Shelter in Place:
<https://www.cityofberkeley.info/bha>.**

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Berkeley Housing Authority

1947 Center Street, 5th Floor, Berkeley, CA 94704

May 4, 2021

Alene Pearson, Principal Planner
City of Berkeley Planning and Development
1947 Center Street
Berkeley, CA 94704

Sent via email: apearson@cityofberkeley.info

Re: Comment on Item 9 - Citywide Affordable Housing Requirements, May 5, 2021 Planning Commission Meeting

Dear Ms. Pearson:

BHA is pleased to see that the City of Berkeley is discussing potential changes to comprehensively update the City's affordable housing requirements. Of particular interest to BHA are proposed changes to the Below Market Rent (BMR) program. The current Mitigation Ordinance sets aside 40% of the 50% AMI (VLI) units for Section 8 and Shelter Plus Care—or 20% of the 40% for each program. This amounts to a very small number of units.

BHA supports the proposal that would allow all BMR units being offered first for Housing Choice Vouchers (BHA's tenant-based voucher program), as well as Shelter+Care (the City of Berkeley's program). BHA supports the BMR units being split evenly between both BHA and the City of Berkeley, rather than Housing Staff determining which voucher program would participate in a given project. The intent of the current Mitigation Ordinance, to allow a 50-50 split should be honored in any changes to the rules going forward.

BHA stands ready to welcome any BMR landlords to our program, and the continued opportunity to house those with incomes of 0% - 50% of the Area Median Income. We also appreciate our longstanding partnership with the City of Berkeley to house homeless individuals, the elderly, those with disabilities including HIV and AIDS, youth emancipated from the foster care system, veterans, and low-income working families.

Thank you again for the opportunity to comment.

Best regards,

Rachel Gonzales-Levine
Acting Executive Director

Communications

From: Friends of Adeline <friendsofadeline@gmail.com>
Sent: Wednesday, May 5, 2021 7:10 AM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Comment letters to the Planning Commission May 5 agenda

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear members of the Planning Commission,

Please see attached for comment letters from the Friends of Adeline for both items on your agenda tonight.

Thank you,
Friends of Adeline

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Friends of Adeline
friendsofadeline@gmail.com
Like us on [FaceBook](#)
510-338-7843

Friends of Adeline
An organization of residents and neighbors in South Berkeley
(510) 338-7843 ✉ friendsofadeline@gmail.com

To: City of Berkeley Planning Commission

Date: May 5, 2021

RE: Planning Commission Item 9 - Citywide affordable housing requirements should benefit low-income people, not developer profits

Dear members of the Berkeley Planning Commission,

Friends of Adeline supports development that truly serves the needs of our community and does not create profits for private developers and real estate interests. The City and its partners must be accountable to the people and ensure that development in our community is inclusive, empowering, and respectful of the diversity of the people of South Berkeley.

The policies of Berkeley during the past 25 years have allowed developers and investors to promote and build housing that led to the elimination of a majority of the African American population from our community. What is going on now is continuing along the same path. Investment in opportunity zones, developing and constructing market rate housing, using for-profit and noncommunity-based developers, are all promoting the enrichment of the white population and the further degradation of African Americans and others.

Allowing the market to determine what is built in our community will never solve the “housing emergency” because the market is the problem. Almost all of the housing constructed in our city in the last 10 years is already market-rate. Housing must be valued as a human right, not as a way for white, wealthy investors to profit off of low-income people and people of color.

The city’s current affordable housing requirements for developers do not go nearly far enough to protect our neighborhoods from profiteering and displacement. We strongly support revising these requirements to make them much stronger in delivering real benefits for low-income people and people of color. In particular, we want to see:

1. Dedicate all housing on publicly-owned land for low-income people. Market-rate housing should be prohibited on public land.
2. At least half of all housing in our community of South Berkeley, both new and old, should be affordable for low-income people and include family-sized, 2-3 bedroom units. We support changes that encourage low-income units to be family-sized. However, requiring only 20 percent affordable units is too low; it should be 50 percent.
3. Developers should not be able to pay a fee to get out of building the low-income housing we need. Low-income housing must be built on-site, in every project.
4. Include a right to return/local preference policy so that members of our community who have been displaced or are at risk of displacement have the first opportunity to move into any affordable, low-income housing built in our community.
5. Create higher affordable housing requirements in Opportunity Zones, to protect our neighborhoods from speculation.
6. In addition to affordable housing mitigation fees and on-site units, require community benefit agreements to make development meet community needs.

Thank you,

Friends of Adeline

Friends of Adeline
An organization of residents and neighbors in South Berkeley
(510) 338-7843 ✉ friendsofadeline@gmail.com

To: City of Berkeley Planning Commission

Date: May 5, 2021

RE: Planning Commission Item 10 - Support rezoning for truly affordable housing and unhoused residents

Dear members of the Berkeley Planning Commission,

Friends of Adeline is committed to a vision created by our South Berkeley community that reverses the displacement of African Americans and only supports development that truly serves the needs of this community.

Over the last several years, we have advocated for a People's Plan for our community, including a right to return for African American and low-income residents who've been displaced or are at risk of displacement to be able to return to live in our community. We are working with Healthy Black Families and other organizations in our community to develop a local preference policy. But we know that any such policy will only be effective if there is housing in our community that people can actually afford and that is high-quality, safe, and connected to the deeply rooted community and cultural institutions here in South Berkeley. We strongly support the efforts by Ephesians and St. Paul AME churches to create truly affordable housing for seniors and families in our community. We also support housing for people who are unhoused in our community.

For these reasons, we support the proposed rezoning and adding these parcels to the Adeline corridor plan.

Thank you,

Friends of Adeline

Communication

From: Ronnie Turner <rtdevelops@comcast.net>
Sent: Wednesday, May 5, 2021 1:31 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Cc: 'Chris Schildt' <cschildt@gmail.com>
Subject: Support Letters for Agenda Item # 10

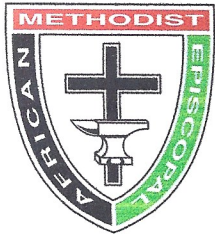
WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Alene,

The attached letters are in support of tonight's planning commission hearing item # 10. Please let me know that you are in receipt of this correspondence. Thank you

Ronnie M. Turner, President & CEO
Turner Development Resource Group, Inc.
510.395.2766
rtdevelops@comcast.net
www.TurnerDevelopmentRG.com





May 4, 2021

City of Berkeley
Land Use Planning Division
1947 Center Street - Second Floor
Berkeley, CA 94704
Attn: Chris Schildt

Re: St Paul AME Church Development – 2024 Ashby Ave, Berkeley, CA

Dear Planning Commission:

I am writing on behalf of St Paul AME Church of Berkeley (“St. Paul”) in reference to agenda item #10 regarding the planning commission including the parcels for St Paul AME for a zoning map Amendment of Parcels located at 1709 Alcatraz Ave, 3404 King Street, 3244 Ellis Street, 1717 Alcatraz Ave and 2024 Ashby Ave. It is our understanding that all five of the parcels are to be recommended to the City Council to be re-designated to the Adeline Corridor Mixed Use General Plan Classification, to be re-zoned to Commercial and have the parcels added to the Adeline Corridor Specific Area Plan expanded to include the five parcels. **We encourage the planning commission to accept this recommendation** to enable the proposed affordable housing developments, that will be coming before the planning commission in the near term, to add the necessary density for both projects to conform to the Adeline Corridor Mixed Use General Plan and the Adeline Corridor Specific Plan.

The affordable housing project proposed by Community Housing Development Corporation and St. Paul’s AME Church will include up to 55 family rental apartments, supportive housing services and amenities, church support functions and amenities, approximately 17 parking spaces, and bicycle parking for tenants and staff on a parcel that is slightly under 1/3rd of an acre adjacent to St Paul’s AME Church on Ashby and Adeline in South Berkeley. The project is located within the North Adeline subarea of the Adeline Corridor Specific Plan, which allows various enhanced density and height increases per Table 3.5 of that plan for projects that are at least 25% affordable, with a mix of 50% low income and 50% very low income.

These allowable increases include:

- Increase from 100 to 200 dwelling units per acre (DUA) allowed. The project proposes 183.3 DUA in the current design.
- Increase from 35’ to 65’ maximum height. The project proposes a 65’ tall structure in the current design.
- Increase from 2.0 to 4.0 Floor Area Ratio (FAR). The project proposes up to 4.0 FAR.
- Increase from 70% to 95% lot coverage. The project proposes between 90% - 95% lot coverage.

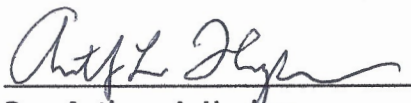
These increases allow the project sponsors to successfully develop this project and provide greatly needed affordable housing to the South Berkeley community.

The building design is currently in process, but will consist of five stories of Type III-A framed wood or metal construction over one or two levels of Type I-A concrete construction. The building will be fully sprinklered. The design will be contemporary and contextual, energy efficient and sustainable.

Again, the information above is intended to summarize the primary planning and zoning elements of the proposed development schemes. We appreciate the opportunity to review and discuss with you this exciting development opportunity and look forward to the Planning Commission Hearing, Wednesday, May 5, 2021. Thank You.

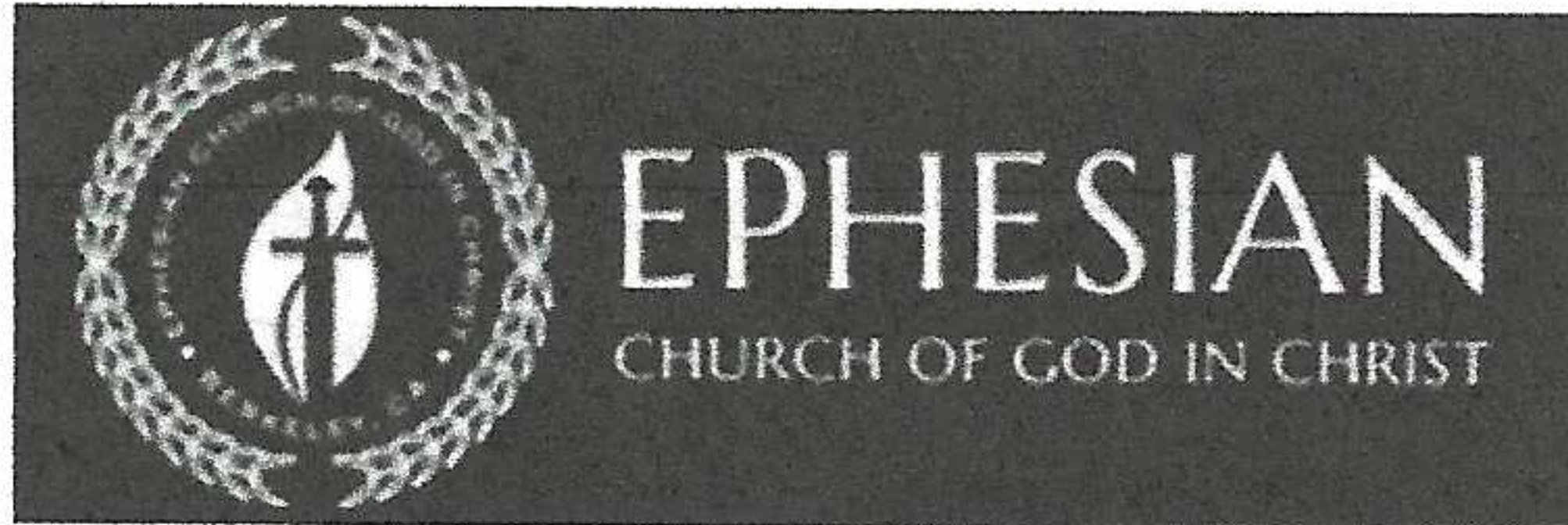
Sincerely,

St Paul AME Church of Berkeley

A handwritten signature in cursive script, appearing to read "Anthony L. Hughes", written over a horizontal line.

Rev. Anthony L. Hughes

Senior Pastor



May 4, 2021

City of Berkeley
Land Use Planning Division
1947 Center Street - Second Floor
Berkeley, CA 94704
Attn: Chris Shildt

Re: Ephesian Church of God and Christ Development – 1709 Alcatraz Ave, Berkeley, CA

Dear Planning Commission:

I am writing on behalf of Ephesian Church of God and Christ (“Ephesian”) in reference to agenda item #10 regarding the planning commission including the parcels for Ephesian for a zoning map Amendment of Parcels located at 1709 Alcatraz Ave, 3404 King Street, 3244 Ellis Street, 1717 Alcatraz Ave and 2024 Ashby Ave. It is our understanding that all five of the parcels are to be recommended to the City Council to be re-designated to the Adeline Corridor Mixed Use General Plan Classification, to be re-zoned to Commercial and have the parcels added to the Adeline Corridor Specific Area Plan expanded to include the five parcels. **We encourage the planning commission to accept this recommendation** to enable the proposed affordable housing developments, that will be coming before the planning commission in the near term, to add the necessary density for both projects to conform to the Adeline Corridor Mixed Use General Plan and the Adeline Corridor Specific Plan.

This project is an affordable senior housing project that provides an unprecedented model for sustainable living. Located at 1709 Alcatraz avenue in the City of Berkeley on a 45,740 square feet site of the existing Ephesian Church of God in Christ. The new housing development will be situated to the East and North of the existing church structure, fronting on to Ellis Street to the East and Harmon Street to the North.

The project will have 62 units, 61 one-bedroom units for seniors averaging 560 square feet and an 800 square feet two-bedroom manager’s unit. The living units will be four stories constructed on a podium over the parking spaces. Included on the podium will be large landscaped courtyard and space for a community garden. Amenities to provide a comfortable living environment for the seniors will include a large indoor-outdoor community/activity room with kitchen that opens out to the courtyard, a lounge space at each residential level promoting interaction between seniors, a laundry facility to serve each residential floor, a mailroom and reception area at the entry from Ellis Street.

An integral part of the design will be to open to the surrounding community and invite their involvement and participation. The project will become an extension of the neighborhood and have community activities that include our senior residents. The parts of the community/activity spaces will open to the street as the primary exposure for the project and will encourage and welcome the community.

The development will include state of the art technologies that will distinguish it as a model for sustainable development. The project will demonstrate how good design and sustainability can partner to create excellent solutions for the urban and social environment. We look to creating a model for senior developments in the affordable housing sector where the benefits of a sustainable community can be appreciated. The project will provide valuable lessons on overcoming barriers to affordable green development and will showcased technologies for others. The project will be designed to produce energy for its use through photovoltaic panel system during peak daylight hours. Unused electricity is delivered to the grid during the daytime and retrieved from the grid at night, as needed.


Included in the design will be a greywater system and rainwater harvesting to be used for toilet flushing and landscape irrigation, thermo solar panels to preheat the hot water used by the residents. In conjunction with alternative materials and technologies, the thermal integrity of the building eliminates the need for air conditioning, reduces heating consumption, and creates greater comfort levels for residents. Extremely high efficiency appliances and energy efficient lighting devices specified throughout the project result in increased performance and decreased energy consumption and cost.

The Ephesian Senior Housing will provide needed housing for Berkeley's senior community, to have them stay in the neighborhood that they are familiar with and close to people they have grown up with. This South Berkeley Neighborhood is truly unique and with its history, as a transportation business hub, as Loren Station, but the greatest character of this community are the people. This development looks to help keep our special community together by providing the needed housing in a location central to this very special environment for them.

Again, we appreciate the opportunity to review and discuss with you this exciting development opportunity and look forward to the Planning Commission hearing May 5, 2021. Thank You.

Sincerely,

Ephesians Church of God in Christ



Bishop Jonathan Logan, Sr.

Senior Pastor