



Kriss Worthington

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REVISED ACTION CALENDAR

February 9, 2016

(Continued from January 12, 2016)

To: Honorable Mayor and Members of the City Council
 From: Councilmember Kriss Worthington

Subject: Prioritizing the Comprehensive Affordable Housing Action Plan

RECOMMENDATION

1. Prioritize the Comprehensive Affordable Housing Action Plan to improve housing affordability in Berkeley through local funding and policy reform; and
2. Refer 7, 8, 9 to the Rent Board Stabilization Board and all other items to the Housing Advisory Commission.

BACKGROUND

The City of Berkeley is experiencing tremendous economic growth and interest from investors in developing housing. However, the lack of affordable housing is the number one complaint of our constituents.

Berkeley is in dire need of an immediate comprehensive Affordable Housing Action Plan and policy reform if we wish to make Berkeley affordable to a variety of different communities. This is only possible if effective policy is implemented that allows all people, regardless of their income levels to live in the City. Currently, there are possible programs and policies suggested by affordable housing providers, senior citizens, students and advocates that the City of Berkeley can adopt. The City needs to immediately take action on short-term possibilities, take meaningful steps on mid-term opportunities, and work toward long-term solutions. Below outlines an effective design to prioritizing an action plan to help Berkeley become more affordable.

Short Term Actions

1. Rapidly **regulating short term rentals** and limit the removal of rental housing units. The City should pass a policy regulation by January 2017.
2. Placing \$1,000,000 into **Berkeley Housing Trust Fund**. The City General Fund has plenty of reserve money to loan the Housing Trust Fund this money, especially since the City recently received \$1.4 million in Housing Mitigation fees for a housing project on Durant.

3. **Waive Housing Trust Fund guidelines** to allow non-profit housing developers to apply for predevelopment loans of \$150,000 to \$250,000. This allows our non-profits to be competitive in the upcoming regional, state and federal funding cycles.
4. Updating **Affordable Housing Mitigation fee**, based on new nexus study.
5. Allowing more **Accessory Dwelling Units**.
6. **Increasing housing on Telegraph** between Dwight and Bancroft by increasing height as in nearby R-SMU Telegraph.
7. **Tenant Protection**/Eviction Protection (<http://tinyurl.com/PreventEvictionsMO>)
8. **Protect Rent Board & staff** from attacks.
9. **Increase Tenant Relocation Fees** for victim tenants displaced by Ellis Act, Owner Move-Ins, and property damaged by fires.
10. **De-linking Housing/Parking ONLY IF** funds transfer to affordable housing/transit
11. **Reduce red tape** for projects with all affordable units (<http://tinyurl.com/ReduceRedTape>).
12. **Inclusionary Units at 10%, 20%, and 30% AMI** for residents ineligible for 50% and 80% AMI units.

Mid-Term Actions

13. Matching incoming **National Housing Trust Fund** when received.
14. Ballot measure to increase **tax on windfall high rent profits** by placing on the November 2016 ballot.
15. **Berkeley Inn site**-pressure owner to build/ remove trash, rats, noise problems, and construct added Affordable Housing as required in legal settlement.
16. **City density bonus** if it adds additional affordable units.
17. Expand **Cooperative Housing** by increasing grants to expand communal housing opportunities for Northern California Land Trust scattered sites and Bay Area Community Land Trust.
18. Fund predevelopment funds to **Disabled Housing** including Grayson St Apts. 23 units (including 14 special needs and 3 HIV/AIDS).
19. **Vacancy reduction**: Community organizing to pressure landlords to rent blighted empty residential buildings. Explore (stronger responses) issuances of citations as public nuisances.
20. Reduce **displacement and demolition** impacts of luxury housing.
21. Work with state legislators to **restrict threats and use of the Ellis Act** and flipping of properties.
22. **Facilitate 80/20 financing on projects when 50% of the units are affordable** to the average median income.

Long-term Actions

23. **Homeless Housing** including Berkeley Way lot.
24. **Student Housing**- organize student/environmental coalition to pressure U.C. and working with Berkeley Student Cooperative for affordable housing.

25. **Senior Housing** including new construction, rehabilitation and extending existing senior housing to longer term contracts.
26. Restructure City Departments- housing is lost under Health
27. **Workforce housing**, when not taken away from extremely-low and very-low income resources.

FINANCIAL IMPLICATIONS:

Unknown.

ENVIRONMENTAL SUSTAINABILITY:

Consistent with Berkeley's Environmental Sustainability Goals and no negative impact.

CONTACT PERSON:

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