

The Housing Affordability Crisis and the related Homelessness State of Emergency urgently require immediate action as well as a comprehensive action plan. This is reflected in the fact that all nine Council members have authored or cosponsored possible solutions. Below is a compromise proposal to set goals and facilitate discussion. Other specific proposals can continue to be discussed separately.

Significant parts of 17(a) and 17(b) are viable and achievable in the short term and medium term. Additional Council items have been sponsored by various combinations of Council members. This compromise proposes adopting a Majority of item 17(a) and a majority of item 17(b) and including consideration of a majority of other items separately introduced by individual Council members or groups of Council members. It also proposes timelines for moving policies or programs forward in a time sensitive manner consistent with external deadlines.

The compromise includes adoption of 17(a) parts 1, 5, 8, 11 and 12 and amended 17(a) parts 2, 3, 4 and 10. It includes adoption of 17(b) parts 1, 5, and amended 17(b) parts 2, 3, 4, 11, 12, 13, 15 and 25.

Comprehensive Housing Action Plan: Both 17(a) and 17(b) propose creating an action plan. This compromise accepts the Mayor's proposal for a City Manager report by May 31 on pending referrals. While many policies will need Housing Commission or Rent Board or Planning Commission consideration, a preliminary CM report before the budget process is desirable. Action Plan should include attainable goals over five years, including funding sources.

II. Mitigation Fee: Adopt Mayor Bates' proposal amended to a \$4,000 discount and a two year sunset on discount.

III. Periodic Review of Mitigation Fee and Inclusionary units: Adopt Mayor Bates' proposal with addition of the first review eighteen months after adoption of new fees. Consider indexing future adjustments in mitigation fee and inclusionary unit percentages to economic indicators of the housing market.

IV. Tax and Fee Waivers on Section 8: Adopt Mayor Bates' proposal to consider waiving inspection fees on rental units rented to section 8 tenants.

V. Examine City Development Fees on new Construction: Adopt Mayor Bates' proposal.

VI. City Density Bonus: Continue exploring previous proposal unanimously referred by City Council.

VII. Repurpose West Berkeley Service Center: Adopt both of Mayor Bates' proposals.

VIII. Consider revising height limits on residential buildings with ground floor residential units in PDA'a. The primary goal of this modification is to allow housing on the first floor instead of

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requiring commercial use, except in defined commercial nodes or other areas after Planning Commission review.

IX. Support Alameda County Housing Bond for November 2016 : Adopt Mayor Bates' proposal.

X. Analyzing City Owned Properties for Potential for Housing Development: Adopt Council member Susan Wengraf's proposal for an inventory with evaluation and analysis.

XI. Inclusionary Units at lower and higher Area Medium Income : Many low income Berkeleyans including Disabled residents and Seniors on fixed incomes do not earn enough to apply for units at 50% or 80% AMI, so we need to actively explore how to create units at these income levels. Workforce members like teachers, secretaries & librarians also do not qualify because they earn in excess of 80%.

XII. Bridge/BFHP proposal: place on HAC and City Council agenda with possible action on funding recommendation for predevelopment in time for the June 2016 budget decision.

XIII. Short Term Rentals: set a goal to adopt policy by June 30, 2016, and create enforcement mechanism ASAP. The decision on use of funds will be considered after a policy is adopted.

XIV. Large Landlord Business License Tax increase: Indicate intention to place such a measure on the November ballot to allow the voters to decide.

XV. Housing Trust Fund: Refer to the June 2016 budget process the multiple items proposing HTF revenues. the General Fund surplus loan, and the prospective 25% of Transfer Tax surplus.

XVI. Prioritizing Predevelopment: based on RFI responses of five nonprofits need for predevelopment funding , consider waiving per project cap and total cap and prioritizing funding predevelopment for at least four projects to try to prepare applications to compete for 2017 state, federal, and regional funding cycles.

XVII. Telegraph/Bancroft: Request immediate Planning Commission decision on pending Telegraph/Bancroft zoning.

XVIII. National Housing Trust Fund: provide technical support and speedy consideration of matching funds if any local nonprofit provides a draft of their NHTF proposal

XIX. Increase Tenant Relocation Fees for tenants displaced by Ellis Act, Owner Move Ins and fire damage.

XX. One year review of Amendments to ADU 23D10: Evaluate impact of changes adopted and whether original language from Councilmember Droste should be considered.

XXI. Reaffirm Green Affordable Housing Package: Just to be sure it is considered soon.