



Housing Advisory Commission

CONSENT CALENDAR
February 14, 2017

To: Honorable Mayor and Members of the City Council
 From: Housing Advisory Commission
 Submitted by: Igor Tregub, Chairperson, Housing Advisory Commission
 Subject: Moderate-Income Housing Strategies

RECOMMENDATION

Forward these strategies to the Housing Advisory Commission (HAC) and staff for follow-up as appropriate:

Renter Strategies

- Encourage homeowners to rent out unused rooms.
- Encourage homeowners to build Accessory Dwelling Units (ADU's) that could be rented to tenants.

Owner/Renter Strategies

- Continue to study the use of a small sites strategy to maintain affordability in existing housing.
- Commit to securing one site as a small sites case study that could be replicated.
- Encourage and support new development that is owned and financed in less traditional ways, including expanded use of land trusts, cooperative form of ownership, and other approaches, such as co-housing and collaborative housing.
- Promote construction of affordable housing on surplus public land, particularly for BUSD teachers and staff.

Allocation of New Funding Sources

- Inform Berkeley residents of the new Measure A1 funds that will be available from the County to assist moderate-income homeowners.
- Allocate a portion of the Measure U1 funds for moderate-income housing development.

SUMMARY

The Housing Advisory Commission's Subcommittee on Moderate-Income Housing provided an information report to the Council on December 13, 2016. This recommendation is a follow-up to that report and provides directions for staff and the HAC for follow-up.

FISCAL IMPACTS OF RECOMMENDATION

To be determined.

CURRENT SITUATION AND ITS EFFECTS

The City's current affordable housing strategies focus on assistance to very low- and low-income households. These strategies do not assist moderate-income households that are increasingly priced out of today's housing market in Berkeley. If housing is unaffordable to this income group, many of Berkeley's employees, including teachers, cannot afford to live in the same city as they work.

On October 6, 2016 the HAC took action to send this recommendation to Council by the following vote:

Vote: Ayes: Abramson, Berg, Crandall, Gould, Harrison, Martinucci, Tregub, and Wolfe.
Noes: None. Abstain: None. Absent: Aguilar-Canabal (excused).

BACKGROUND

As part of the Housing Advisory Commission's (HAC) strategic planning work in 2016, the HAC formed a moderate-income subcommittee specifically designed to address issues of housing affordability for moderate-income households. Although this income group is considered "over income" for affordable housing built with federal and state subsidies, it also cannot afford market rate housing available in Berkeley. The HAC developed strategies to help moderate-income households.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental impacts associated with the content of this report.

RATIONALE FOR RECOMMENDATION

In the past, Berkeley's rents and sales prices were affordable to a wider range of households than is currently the situation in today's housing market. The purpose of this information item is to expand the City's current housing strategies that could assist this income group.

ALTERNATIVE ACTIONS CONSIDERED

None.

CITY MANAGER

The City Manager concurs with the content and recommendations of the Commission's report. Pressure from the housing affordability crisis impacts households at higher income levels than in the past. Over the past year, the Moderate-Income Housing Subcommittee has undertaken a detailed exploration of housing issues for moderate income households. The subcommittee is prepared to continue its work on this issue if recommended by Council. Related staff work can be considered through the Council's referral ranking process.

CONTACT PERSON

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