

Housing Referrals

MAY 30, 2017

Housing Referrals

- 39 housing-related referrals – Attachment 2
 - Some on Council's ranked list
 - Some referred as Housing Plan or subsequently
- Referrals include
 - Planning and zoning changes
 - New funding programs
 - Investigating new policy areas

Resources for Housing Priorities: Funds



University Avenue Cooperative
Housing,
Resources for Community
Development

47 units
\$1.2M in City funding
One leased City parcel

Housing Trust Fund

Current balance: Housing Trust Fund: \$3.6 M

Anticipated resources:

U1 Tax increase revenue: \$3.45 per year starting in 2018

HOME funds, if program continues: \$500K/year

Affordable Housing Mitigation Fee

Fees are difficult to project due to market uncertainty and developer choices

Sponsor has until Certificate of Occupancy to commit to units vs. fees

Currently under construction: 3 projects with 298 units

- 24 BMR units plus \$760,000 in fees
- 19 of 24 BMR units are required for density bonus

Alameda County A1 Funds

- Set aside for Berkeley development projects: \$15.8 M
 - Council awarded \$691K of these funds to Grayson Street Apartments on 2/28/2017
 - Staff will return on June 13 with recommendations on identifying projects
- Competitive North County pool for Berkeley, Oakland, Emeryville, Albany and Piedmont projects: \$89M
 - Oakland and Emeryville have many projects ready to compete for these funds
 - RFP for funds in December 2017
- BRIDGE/Berkeley Way and SAHA/Oxford Street may be ready to apply

Resources for Housing Priorities: Staff

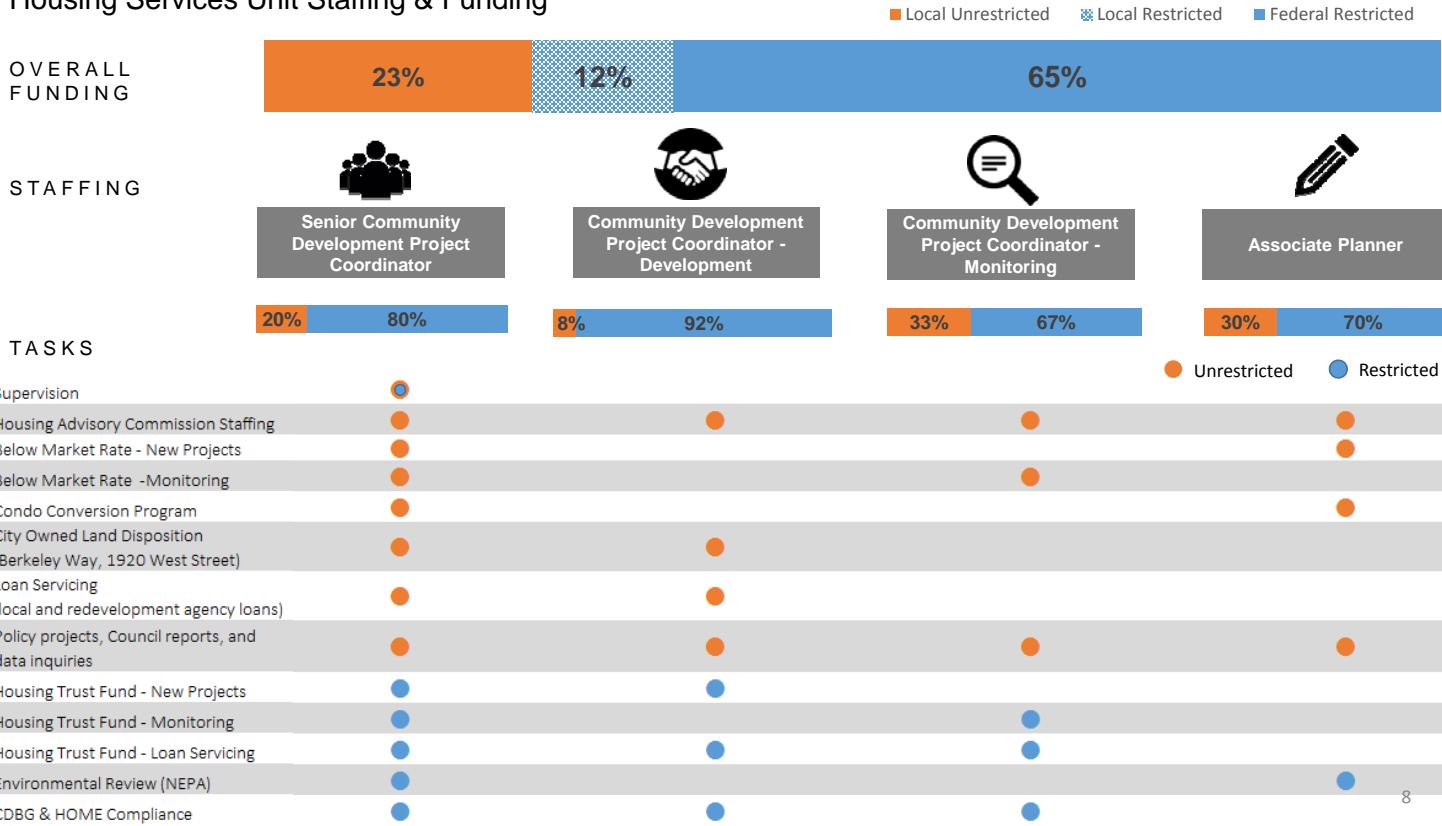


William Byron Rumford Senior
Plaza,
Resources for Community
Development

Rehab completion expected
June 2017

43 units
\$4.7M in City funds
On leased City land

Housing Services Unit Staffing & Funding



HHCS has less than 1.0 FTE for local housing programs & projects

Staff the Housing Advisory Commission

Inclusionary housing/Affordable Housing Mitigation Fee (BMR) programs

- New project regulatory agreements
- Monitor 500 BMR units
- Respond to questions from Council, developers, tenants, property managers, public
- Policy work on revisions and alternatives

Condo conversion program

Service \$1.7M+ in former Redevelopment Agency loans and other non-HTF loans

Housing planning and policy projects

Proposed Housing Activities



Strawberry Creek Lodge,
Satellite Affordable Housing
Associates

150 units
\$859,000 in City funds

Proposed Projects (est. \$39 – \$57M)

| Proposed Housing Projects | Estimated City Funds Needed |
|---|---------------------------------|
| BRIDGE/BFHP - Berkeley Way (\$87M - excludes cost of parking) | \$13,000,000 to \$18,600,000 |
| Step Up program (100 units/\$1000 total rent/20 years) | \$9,300,000 to \$15,700,000 |
| Premier Cru property acquisition (\$6.65M) (estimated housing portion) | \$4,730,815 |
| 1920 West Street (not started, est. \$200K x 22 units) | \$4,400,000 |
| SAHA - All Souls (\$19M) | \$3,000,000 |
| Small sites program | \$2,000,000 |

Proposed Projects (est. \$49 – \$62M)

| Proposed Housing Projects | Estimated City Funds Needed |
|---|-----------------------------|
| Anti-displacement programs (5/2/2017) | \$1,070,000 annually |
| Bay Area Community Land Trust/McGee Baptist Church (\$1.4M) | \$500,000 |
| NCLT – rehabilitation of Blake and California properties (\$1.2M) | \$450,000 |
| Oregon Park Senior Apartments | \$350,000 - \$6,000,000 |
| SAHA / Harper Crossing | \$285,464 |

Berkeley Way

Proposed:

89 studio, 1- and 2-bedroom apartments

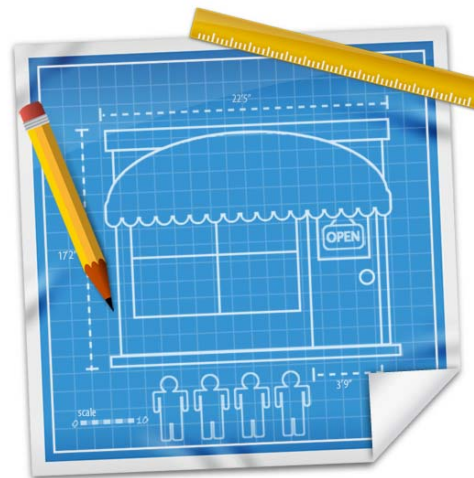
54 permanent supportive studio apartments

32 shelter beds & 12 veterans beds

Social services space

1 level of public parking

- Includes 10 non-City funding sources
- Leverages \$77M
- Ready to apply for permits
- Staff working with BRIDGE/BFHP
- Staff will return 6/13 with more information



Council Housing Priorities

- Referrals and proposed projects greatly exceed City resources
- Council's prioritization of referrals will ensure resources are target to highest priorities

