



Sophie Hahn
Councilmember District 5

REVISED AGENDA MATERIAL

Meeting Date: July 11, 2017

Item Number: 33

Item Description: Expedited Review for Affordable Housing Projects

Submitted by: Councilmember Sophie Hahn

Re-submitting a version with all changes accepted of the revised item, for clarity.
There have been no other changes.

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CONSENT CALENDAR

July 11, 2017

To: Honorable Mayor and Members of the City Council
From: Councilmembers Sophie Hahn, Cheryl Davila, Ben Bartlett, and
Kate Harrison
Subject: Expedited Review for Affordable Housing Projects

RECOMMENDATION

1. Direct the City Manager to immediately confer priority status and offer expedited review to projects with 80% or more affordable housing

FINANCIAL IMPLICATIONS

Staff time

BACKGROUND

Cities throughout the Bay Area, including Berkeley, suffer from a lack of affordable housing development. Over the past two decades, rents have skyrocketed, and many low- and middle-income families have been forced out of Berkeley, due to lack of affordability. Alleviating this crisis is one of Berkeley's top priorities, and all possible steps must be taken to support increases in Berkeley's affordable housing stock.

In the past, the City of Berkeley has developed expedited entitlement processes for development projects that are in line with key priorities. Specifically, the Downtown Plan includes "Green Pathway" provisions, with a streamlined permit process for buildings that exceed certain requirements in the C-DMU Area (see Attachment 1: Green Pathway Ordinance, BMC Chapter 23B.34).

Creating an expedited process for projects with significant affordable housing will help spur additional development of much-needed Affordable Housing, ease the permitting process for developments whose projects are closely aligned with the City's top development priority, and incentivize the development of affordable housing projects. An expedited review process will also support not-for-profit developers in meeting timelines to obtain scarce and impactful funds.

To that end, all projects with 80% or more Affordable Housing shall receive top priority status and accelerated processing and review.

ENVIRONMENTAL SUSTAINABILITY

This recommendation is consistent with Berkeley's environmental sustainability goals.

CONTACT PERSON

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ATTACHMENTS

1. BMC Chapter 23B.34, Green Pathway