



Kriss Worthington

Councilmember, City of Berkeley, District 7
2180 Milvia Street, 5th Floor, Berkeley, CA 94704
PHONE 510-981-7170, FAX 510-981-7177,
EMAIL kworthington@ci.berkeley.ca.us

CONSENT CALENDAR

03/13/2018

To: Honorable Mayor and Members of the City Council

From: Councilmembers Worthington and Harrison, and Mayor Arreguin

Subject: BRIDGE/BFHP's Berkeley Way Development Funding and Public Parking Requirements

RECOMMENDATION:

1. Reaffirm the City Council May 30, 2017 commitment to expedite BRIDGE/BFHP as a top priority for the Planning Department, and prioritize all City actions needed to meet Cap and Trade (Affordable Housing and Sustainable Communities) grant deadlines.
2. Refer to the Housing Advisory Commission to consider recommendation on use of a lease revenue bond for the creation of the Berkeley Way Development Project. Additionally, refer to the Housing Advisory Commission to consider increasing lease revenue bond amount in order to facilitate the start and advancement of other affordable housing projects, which could enable them to attract more investment and deliver affordable housing sooner.
3. Direct the City Manager to consult with our Bond Counsel to initiate the process of preparing a Lease Revenue Bond of 24.8 Million Dollars in order for the city to meet the current estimated funding gap and contribute the direct city portion to the Berkeley Way Development Project,
4. Direct the City Manager to provide project partners with specific new parking requirements to incorporate as much public parking as needed to separately finance the subterranean parking with no affordable housing funds going to the parking structure and no loss of affordable housing units. Staff have identified a single level of subterranean parking using puzzle lifts providing approximately 200 public parking spaces as the most financially feasible number.
5. Direct the City Manager to prepare a resolution waiving the parking mitigation fee for this project, due to the unique features of this project including providing permanent homeless housing with comprehensive wraparound services and provision of 200 public parking spaces.

BACKGROUND:

The Berkeley Way Development will provide the highest number in Berkeley History of permanent supportive housing units for homeless residents. These 53 units include comprehensive support services staffing, medical and behavioral health care services, mental health support groups, life skills training and support, meals, and employment services. The project also includes 32 shelter beds to be used to provide temporary reprieve from harsh outdoor conditions. Additionally, the project's inclusion of 12 transitional veteran's beds, and 89 affordable units for low income households, allows the City to address several sensitive groups impacted by the housing affordability crisis in an innovative and efficacious manner. The Berkeley Way Development presents a monumental opportunity for the City to enact a vital and impactful response to the region's homeless crisis and to establish a precedent for proactive and compassionate homelessness relief.

FINANCIAL IMPLICATIONS:

Will be decided after Housing Advisory Commission recommendations, after their consideration of a Lease Revenue Bond.

ENVIRONMENTAL IMPLICATIONS:

Consistent with the Climate Action Plan, building affordable housing is a proven method to reduce greenhouse gases. The Transit Benefit component of the project will also help implement Climate Action Plan goals.

CONTACT PERSON:

Councilmember Kriss Worthington

510-981-7170