

ZONING PROJECT SUBMITTAL

4.A. Housing Affordability Statement

RE. 1835 San Pablo Avenue, Berkeley

San Pablo Investors One, LLC (the “Project Sponsor”) is the project sponsor of the proposed new mixed-use, 95-unit development at 1835 San Pablo Avenue (the “Project”). A housing affordability statement is required to be filed with a zoning project submittal for any project proposing five or more dwelling units. This letter is to serve as the housing affordability statement for the Project.

Project Sponsor shall provide written statement describing the following:

1. How the project complies with the affordable housing mitigation fee ordinance (rental project) or the Berkeley Inclusionary ordinance (condo or live/work projects).

Applicant: The Project Sponsor is proposing that the Project operate as rental housing therefore the Project will be subject to the affordable housing mitigation fee per BMC 22.20.065 which states that an applicant for a Development project subject to this Section may provide less than 20% of the total units in the project as Low-Income and Very Low-Income Units and pay a proportionately reduced Fee as calculated in Section 22.20.065.D.

The Project will provide 11% of its base project units as very low income housing units on site and the Project Sponsor elects to pay the remainder of the affordable housing requirement as a fee as calculated in Section 22.20.065.D.

2. Level of affordability that will be provided and/or fee that will be paid.

Applicant: The Project Sponsor is proposing that 11% of its base project units are provided onsite that will be affordable to very low income households. These units shall be affordable to households with an income not exceeding 50% of the Area Median Income per the HUD Income Guidelines.

3. Number and location of any affordable units.

The Project Sponsor is proposing to provide 11% of its base project units or eight dwelling units onsite that will be affordable to very low income households. Per Berkeley Zoning Ordinance BMC 22.20.065.C.2., these units must be “[1] reasonably dispersed throughout the project, [2] be of the same size and contain, on average, the same number of bedrooms as the market rate units in the project, and [3] be comparable with the design or use of market rate units in terms of appearance, materials and finish quality.” The Project Sponsor will work with City Staff to identify the location of the affordable units.

4. Size and amenities (bedrooms, bathrooms, parking facilities) of affordable units.

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