

Berkeley Unified School District

Work Force Housing
Status Update & Site Considerations

April 10, 2019

Direction from the February 6th Meeting

- Designate Board Representative and Superintendent (or designee) to;
 - Establish Communication with the City
 - Investigate Potential Sites
 - Investigate Financing Models
 - Develop Timelines and report to the Board
- Submit letter to Mayor and City Council requesting Measure O Support for District Workforce Housing initiative and set AMI up to 120%
- Design a process to consider BUSD opportunity sites
- Engage the City in exploring a financing partnership

Status Update

- Meeting with Mayor Arreguin
- Mayor referred BUSD letter to Housing Advisory Commission
- Public Comment at March 7 HAC requesting item be heard on 4/4
- BUSD Presentation to HAC at April 4 Meeting
- HAC Unanimous recommendation to approve \$150K
- Mayor bringing Proposal and Recommendation to Council on April 30.

BUSD Request to City of Berkeley

1. Amend the Housing Trust Fund and other relevant City of Berkeley housing policies to foster workforce housing for educators by expanding income eligibility to include up to 120% AMI.
2. Support BUSD with an allocation of \$150,000 from Measure U1 or other appropriate sources for a planning and pre-development grant to conduct planning and pre-development work, including site analysis and selection, design and engage in a transparent public process, and to refine a timeline for project development
3. Work with the District to identify possible financing opportunities for capital development, including but not limited to, U1, Measure O, Developer Fees, and/or County or State sources.



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Donald Evans, Ed. D.
Superintendent

February 26, 2019

Dear Mayor Arreguin and Honorable Members of the Berkeley City Council:

On behalf of the Berkeley Unified School District ("BUSD"), with more than 1,200 employees, and almost 60,000 students, the Berkeley School Board would like to thank you for your unanimous decision to place Measure O on the November 2018 ballot. That measure—which passed with over 70% of the vote—enables the City "to issue \$135 million in bonds to create and preserve affordable housing for low-income households, working families, and individuals including teachers."

The success of Measure O was due in no small part to its explicit inclusion of funding affordable housing for teachers. The explicit support of housing for teachers was in part why the Berkeley School Board unanimously supported Measure O, and it was why the Berkeley Federation of Teachers supported and actively campaigned for Measure O.

To address this housing crisis, the Board held its third Work Session on February 6th, which focused on Educator Workforce Housing on District property. I am pleased to report to you that the Berkeley School Board unanimously voted to move forward. We specifically decided the following:

- Designate Director Julie Sinai and Superintendent Evans (or designee) to establish communication with the City, and to investigate sites, financing models and timelines and report back to the Board at its April 10, 2019 meeting.
- Submit a letter to the Mayor and Council requesting Measure O support for educator housing, as articulated in the measure, by expanding income eligibility to include up to 120% AMI.
- Design a process to narrow the BUSD opportunity sites.
- Engage the City in exploring a partnership to develop workforce housing for district staff—not limited to, financing from Measure O, timelines, and planning for site selection.

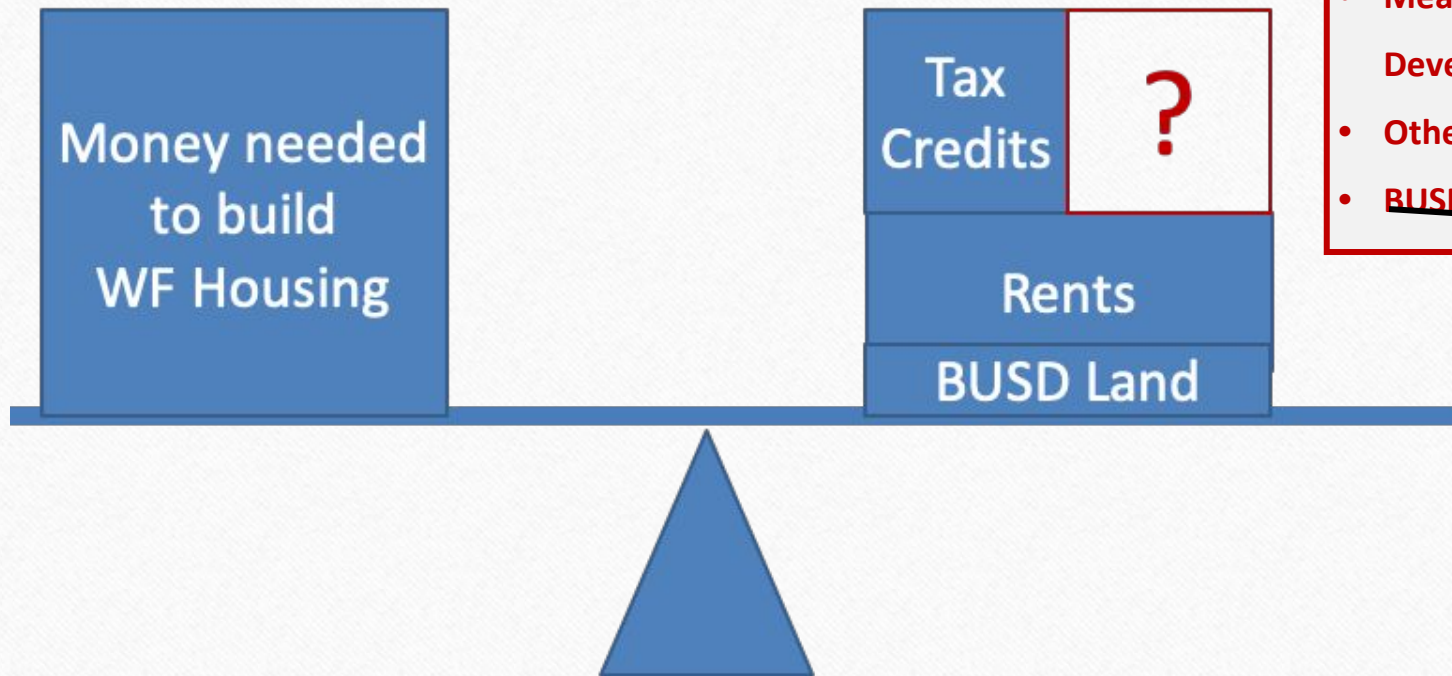
With the above direction, we respectfully recommend the Berkeley City Council consider the following:

1. Amend the Housing Trust Fund and other relevant City of Berkeley housing policies to foster workforce housing for educators by expanding income eligibility to include up to 120% AMI.
2. Support BUSD with an allocation of \$150,000 from Measure U1 or other appropriate sources for a planning and pre-development grant to conduct planning and pre-development work, including site analysis and selection, design and engage in a transparent public process, and to refine a timeline for project development.
3. Work with the District to identify possible financing opportunities for capital development, including but not limited to, U1, Measure O, Developer Fees, and/or County or State sources.

BeHOME Updates

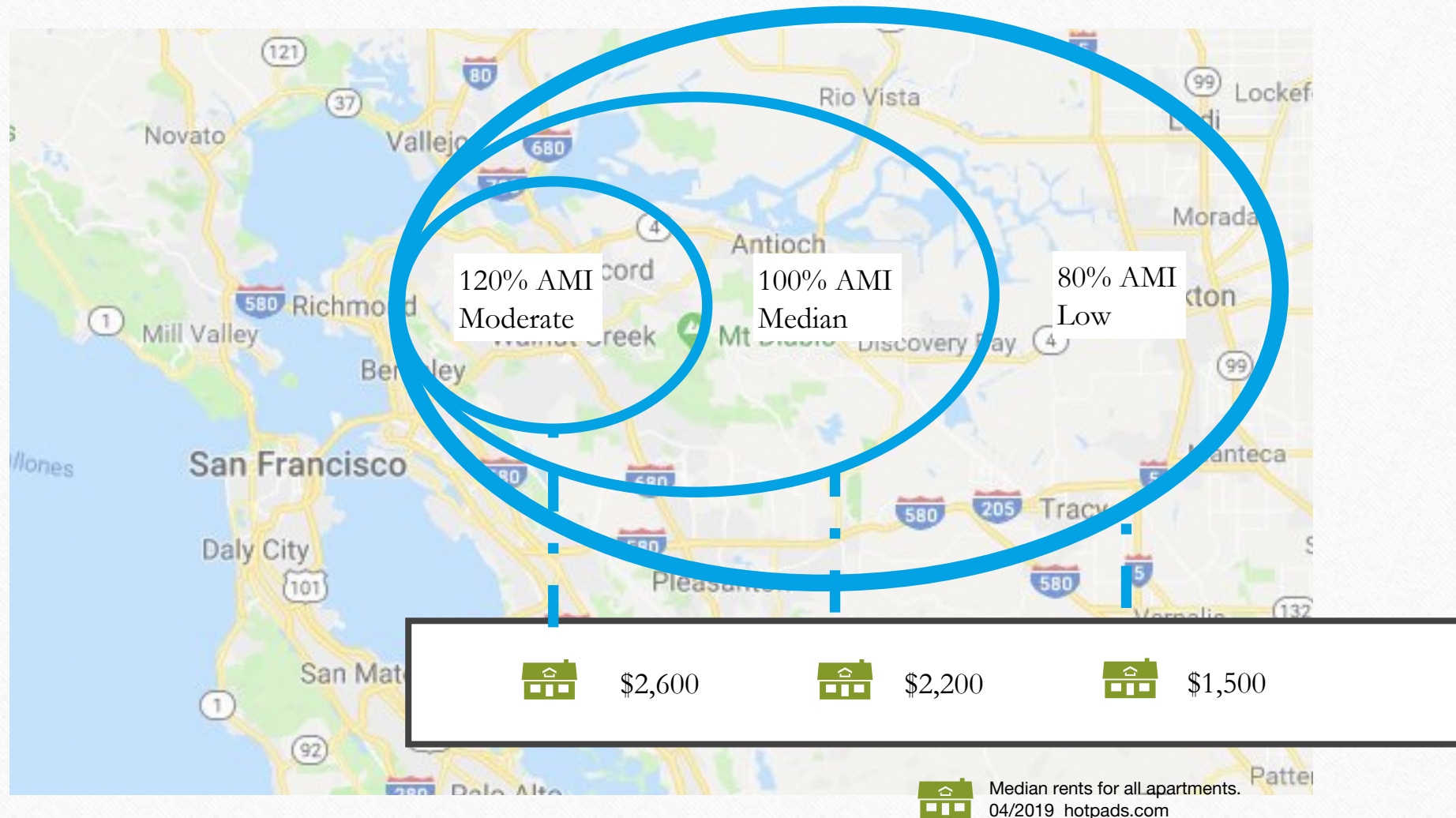
- Meetings with Community Stakeholders
- Meetings with State Legislative representatives
- Continued Research and Meeting with Experts
- Supporting BUSD Administrative Staff

More Sources of \$ Identified by City



- Market Rate Units
- Facilities Bonds
- Foundations
- Measure O, Housing Trust, Developer Fees
- Other State \$
- ~~BUSD General Funds~~

Research - Relocating for Housing Security



Project Pre-Planning Deliverables

- Evaluate 2 sites and recommend 1 site
- Evaluate site housing capacity
- Estimate costs for construction + timeline
- Provide conceptual financing model based on proposed development
- Define operating/property governance
- Define community process
- Prepare RFP for property development

Opportunity Sites

- West Campus – 1222 University Avenue
- Maintenance Facility – 1720 Oregon Street/1707 Russell Street
- Berkeley Adult School – 1701 San Pablo Avenue
- Berkeley High School – Staff Parking 2309 Milvia Street

West Campus

Opportunities

- Central Location
- University Avenue
- High Yield (Est. 81 Units)
- Joint use play area

Constraints

- Limits/constrains the use as a campus
- Parking issues between WF housing, West Campus & District office
- Zoning Challenges regarding stepped setback requirements along University and Split C1 & R2a zoning

Maintenance Facility

Opportunities

- Residential neighborhood
- Addresses the need to rebuild this site
- Large lot size

Constraints

- Maintenance facility needs to be relocated prior to any considerations for this site
- Lowest yield among all sites(Est. 50-60 units)
- Residential neighborhood
- Zoning challenges and limits
- Limited to 3 stories (35 feet)
- Underground creek through property
- Historic constraints on existing buildings

Berkeley Adult School

Opportunities

- Lot Size and shape allows for extremely effective use of space
- High yield (Est. 108 units)
- 5 story building with potential for parking below
- Excellent location and access to public transportation

Constraints

- Potential loss of up to 70 parking spaces at the adult school
- Small section of the footprint in a R2 zone – will require a zoning variance to build entire project to CW zoning standards

Berkeley High School – Staff Parking Milvia Street

2309

Opportunities

- Lot Size and shape allows for extremely effective use of space
- High yield (Est. 90 units)
- 5 story building
- Downtown Location

Constraints

- Potential loss of 135 staff parking spaces for High School staff
- Use of this site will eliminate the future possibility of increased parking and tennis courts for consideration

Staff Recommendation

- Remove the Berkeley High School staff parking area as a possible site.
 - This site is vital to the current operations of the High School.
- Remove the Maintenance Facility as a possible site.
 - Existing site constraints create the highest number of constraints with the lowest possible yield
- Narrow opportunity sites to the Adult School and West Campus
- Authorize staff to issue RFP for Workforce Housing Development