



B.U.S.D. WORKFORCE HOUSING— FEASIBILITY STUDIES

**B.U.S.D. FACILITIES SUB-COMMITTEE MEETING:
JAN 28, 2021**

Background and Process —

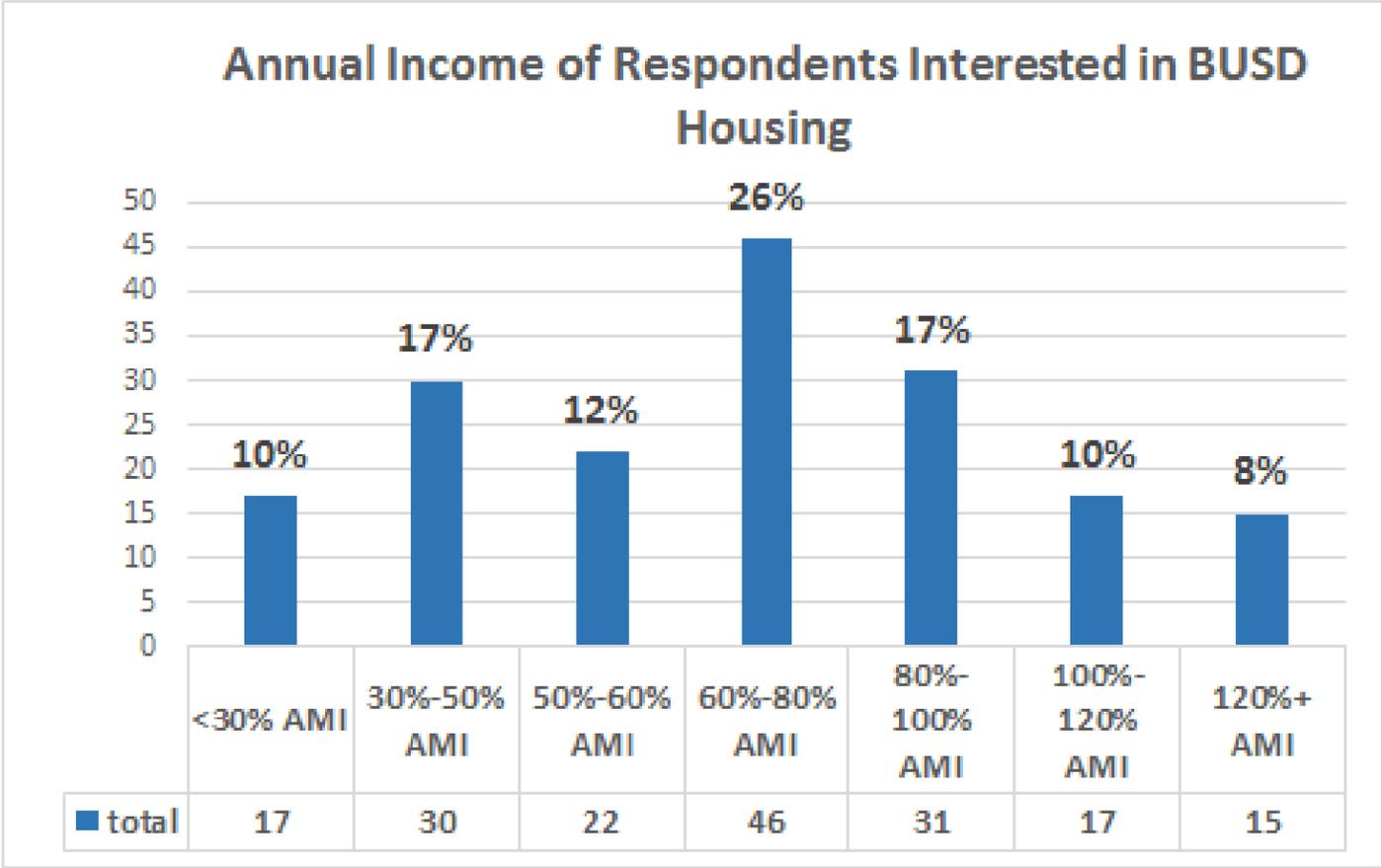
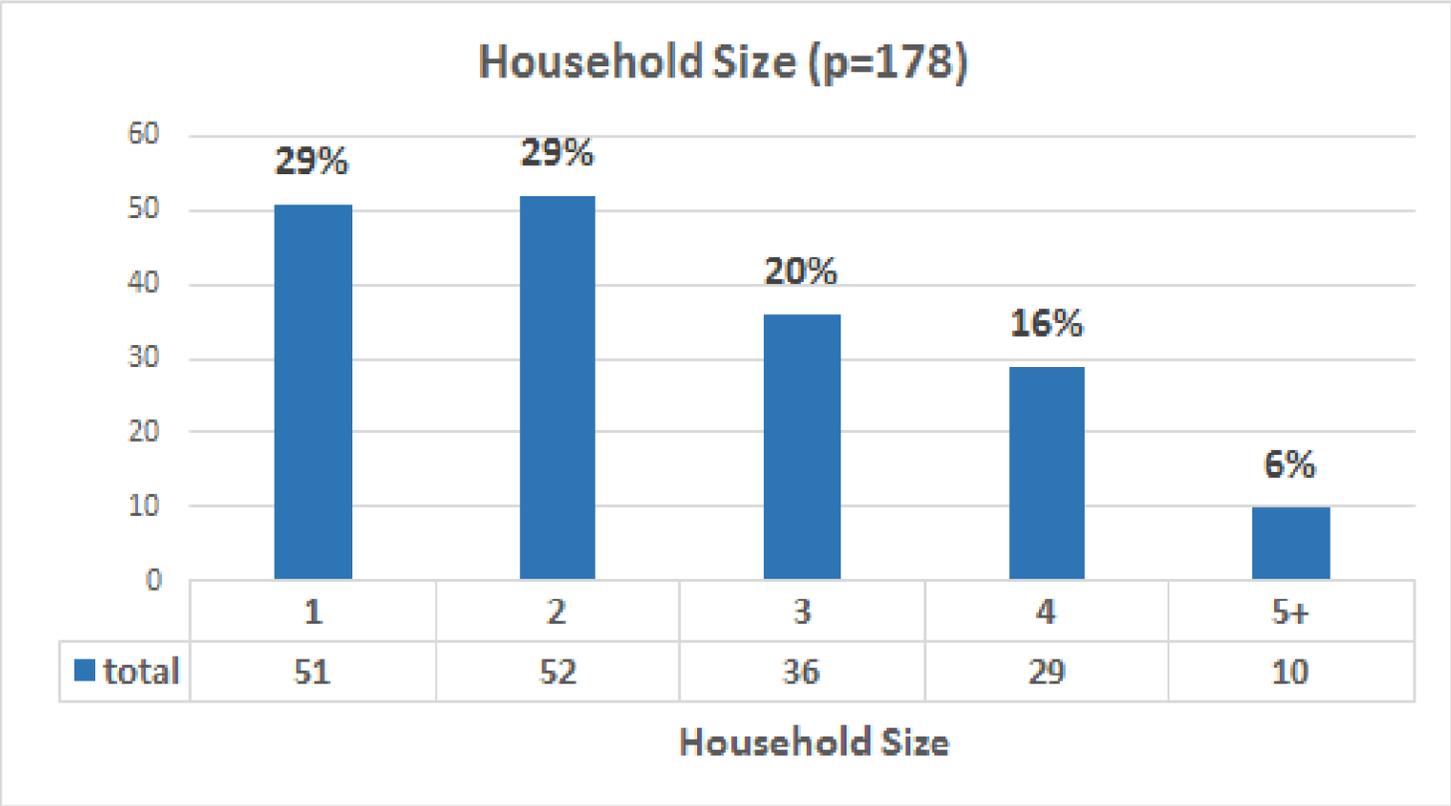
- 2017** BUSD Survey
- 74% of BUSD renters are interested in workforce housing
 - 85% cannot afford to live in Berkeley
 - 82% experiencing financial pressures due to high housing costs
- 2019** BUSD selects RCD – Mithun team
- Analyze feasibility of developing affordable, workforce housing for BUSD staff
 - Assist with outline of RFP for selecting developer team
- 2020** Finalize work
- Conduct listening sessions with BUSD staff and Adult School community
 - BUSD board to consider moving forward with RFP for developer teams

Our Approach —

1. Collect updated information on BUSD staff households.
2. Research case studies of similar local developments
3. Analyze site and zoning characteristics of two potential sites and develop physical capacity studies
4. Develop potential financing scenarios
5. Assemble feedback from community listening sessions
6. Presentation to BUSD Board for decision-making

Target Population: Interested Renters —

Updated Survey 2020



Who qualifies for affordable housing?

Range of income levels used to determine eligibility for affordable housing, and the rent that's actually affordable to them

Income Level (% of Area Median Income or AMI)	Extremely Low (30% AMI)	Very Low (50% AMI)	Low (80% AMI)	Median (100% AMI)
Income limits for one-person household	\$26,050	\$43,400	\$69,000	\$78,000
Affordable monthly rent at 30% income	\$651	\$1,085	\$1,725	\$1,955
Income limits for a four-person household	\$37,150	\$61,950	\$98,550	\$111,700
Affordable monthly rent at 30% of income	\$929	\$1,549	\$2,464	\$2,793

Income levels data from California Department of Housing and Community Development, May 2019. (www.hcd.ca.gov) and chart sourced from East Bay Housing Organization (EBHO) <http://ebho.org/resources/what-is-affordable-housing/>

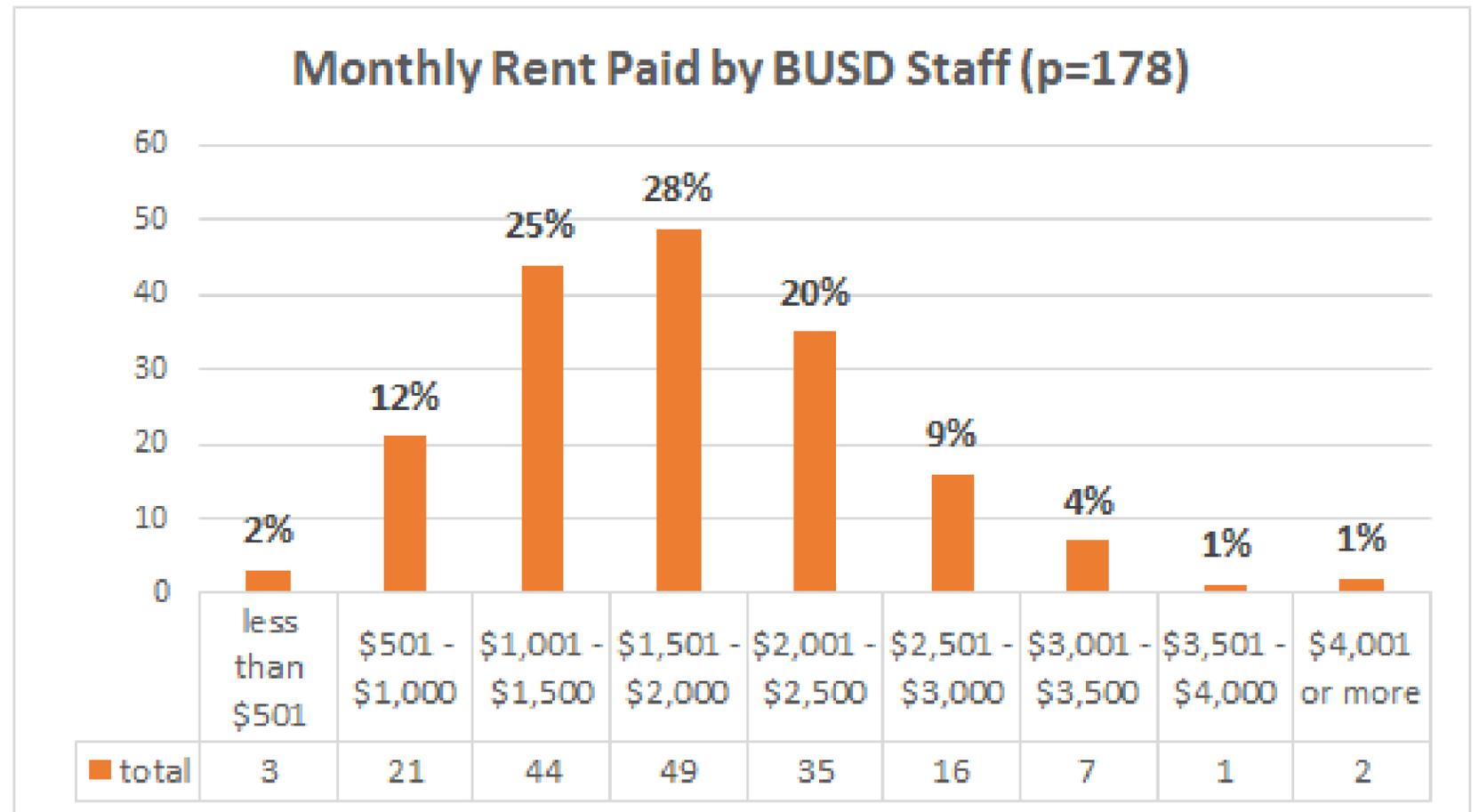
Updated Survey Data: Analysis on Rent —

Market Rate Rent*

- ❖ Studio - \$1,545 - \$3,350
- ❖ One-bedroom Units - \$2,000 - \$3,588
- ❖ Two-bedroom Units - \$2,500 - \$5,155
- ❖ Three-bedroom Units - \$3,500 - \$7,250

Target/Affordable Rents**:

- ❖ Studio – \$868 - \$2,323
- ❖ One-bedroom Units – \$930 - \$2,737
- ❖ Two-bedroom Units – \$1,116 - \$3,164
- ❖ Three-bedroom Units - \$1,289 - \$3,593



Current Market Rent for Staff:

- ❖ 85% are currently paying <\$2,500

*Surveyed properties include Berkeley Central, Varsity Berkeley, 1122U Apartment, Parker Berkeley, StoneFire

**Affordable rents as per TCAC 2019 rent limit for 40% AMI – 100% AMI

School District Housing Case Studies—

Daly City:

Jefferson Union High School District
- 122 units to be rented at 50% of market rents

Mountain View:

Mountain View Whisman School District
- 124 units rented to 50% to 120% Area Median Income Households

San Francisco:

San Francisco Unified School District
- 135 units rented to 40% to 120% Area Median Income Households

Palo Alto:

Santa Clara County & City of Palo Alto
(with potentially several districts TBD)
-Min. 60 units affordable to teachers' salary structures – TBD



Case Study Summary—

Project sizes: 60-135 units

Income targeting:

- 40% - 120% Area Median Income targeting
- 50% of market rents (JUSD only)

Financing strategies:

- City and County Funding
- Low Income Housing Tax Credits
- Debt Financing
- General Obligation Bond (*JUSD Only*)
- Inclusionary ordinance cost sharing (*MV only*)

Case Study Summary—

Owner/developer/manager structures:

- 3rd Party Property Management
- Development consultant and/or Private Developer teams
- Sale or Ground lease of District Land

Two Districts have proposed representative “Housing Boards”:

- Developer selection and scoring criteria
- Goals setting
- Ongoing decision making and oversight

How is Affordable Housing Created? —

- Partnerships
 - BUSD, City, Developer, Property Management, Financing Agencies, Neighbors, Residents
- Financing – Public and Private
 - Conventional financing
 - City, County, State, and Low Income Housing Tax Credits
- Long term restrictions
 - Affordability restrictions
 - Income qualifications
 - Occupancy requirements
 - Annual reporting requirements

Capacity Studies: Project Area Focus —

Two great sites for housing development, redevelopment options based on BUSD priorities

- West Campus not available in near term due to Oxford School relocation
- Adult school site limited to parking area only due to active use of Adult school facility

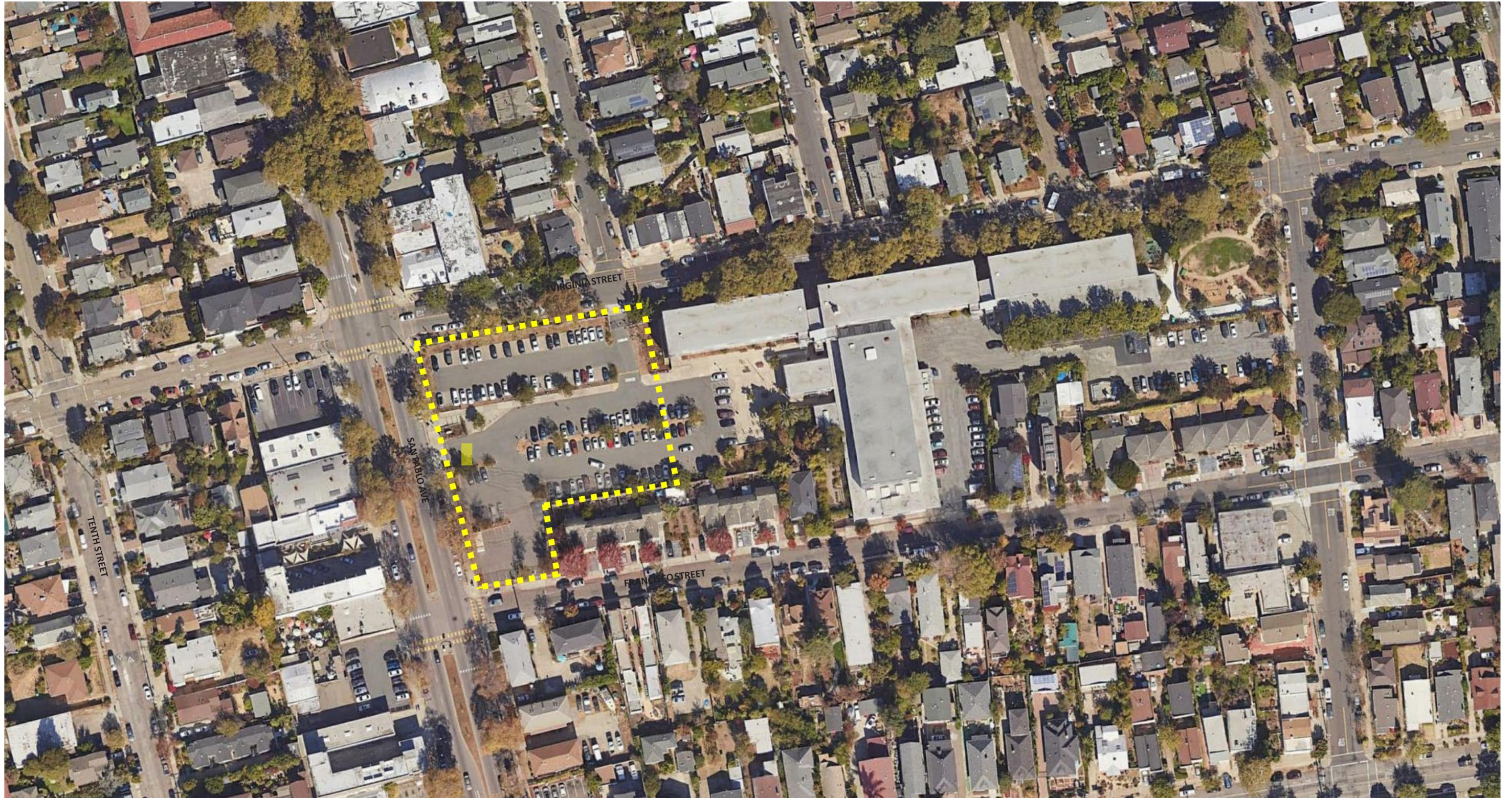


Berkeley Adult School



West Campus

Berkeley Adult School Site —



Berkeley Adult School Site —

KEY ISSUE:
RETAINING ADULT SCHOOL
PARKING FOR COMMUNITY



Berkeley Adult School Site —

APPROXIMATE UNIT COUNT	110-120 UNITS
RECOMMENDED UNIT MIX	60% STUDIO & 1-BR UNITS 40% 2-BR AND 3-BR UNITS
BUILDING DESCRIPTION	FOUR STORIES OF WOOD CONSTRUCTION (DROPPING DOWN TO THREE STORIES) OVER 2-STORY CONCRETE PARKING GARAGE
PARKING TOTALS AND RESIDENTIAL PARKING RATIO	140 SPACES FOR ADULT SCHOOL USE 55 SPACES FOR RESIDENTS (0.5 MAX)
GROUND FLOOR USES	RESIDENTIAL LOBBY + APPROX. 10,000 SF OF COMMERCIAL AND/OR RESIDENT AMENITY SPACE
OTHER PROGRAM ELEMENTS (FROM STAFF SURVEY)	-DESIRE FOR OPEN SPACE -ACCOMODATION OF PETS



West Campus Field Site —



West Campus Field Site —

KEY ISSUE:
FULL OR PARTIAL BUILD-OUT
OF ENTIRE FIELD SITE



West Campus Field Site —

APPROXIMATE UNIT COUNT 120-130 UNITS

RECOMMENDED UNIT MIX 60% STUDIO & 1-BR UNITS
40% 2-BR AND 3-BR UNITS

BUILDING DESCRIPTION FIVE STORIES OF WOOD
CONSTRUCTION (DROPPING
DOWN TO FOUR STORIES)
OVER 1-STORY CONCRETE
PARKING GARAGE

**PARKING TOTALS
AND RESIDENTIAL
PARKING RATIO** 49 SPACES FOR RESIDENTS
(0.38 RATIO)
NO COMMERCIAL PARKING

GROUND FLOOR USES RESIDENTIAL LOBBY + APPROX.
10,000 SF OF COMMERCIAL AND/OR
RESIDENT AMENITY SPACE. SOME
RESIDENTIAL ON CURTIS STREET

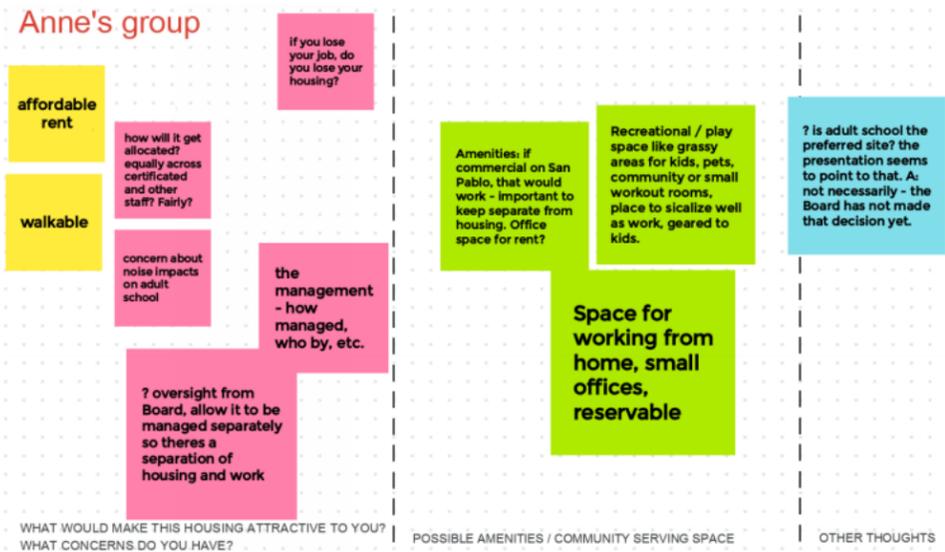
**OTHER PROGRAM
ELEMENTS
(FROM STAFF SURVEY)** -DESIRE FOR OPEN SPACE
-ACCOMODATION OF PETS



Housing Scale Examples —



Listening Meeting with BUSD Staff: Nov 5



What would make this housing attractive to you?

- Affordable rent
- Walkability, short commute, live where you work!
- Large units
- Safety
- Avoid needing to use stairs (harder as we age)

What concerns do you have?

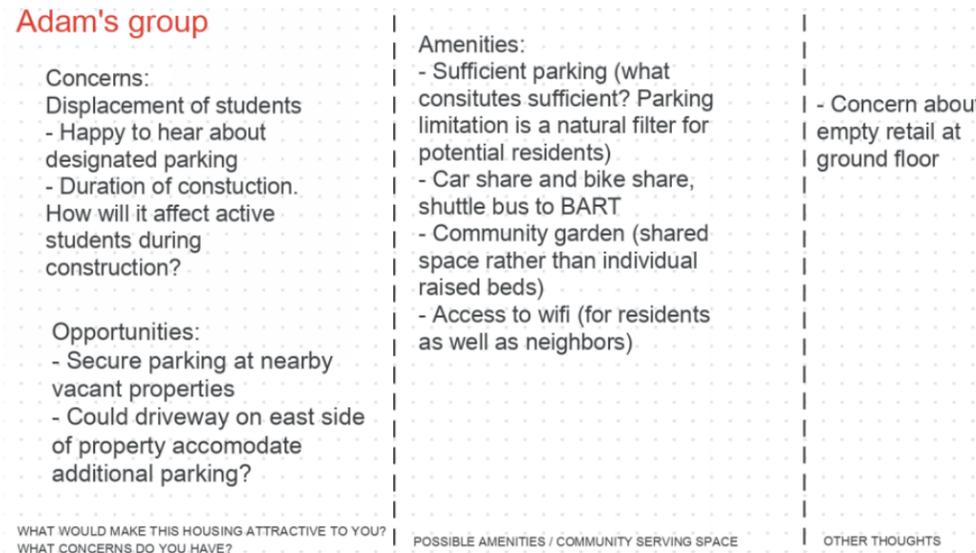
- Parking concerns are paramount
- Noise concerns, from unit to unit, and impact on adult school
- Concern about empty retail on San Pablo.

Discussion about potential amenity spaces

- Outdoor space is important
- Bike parking / bike share
- Community Room, place to socialize
- Spaces for kids
- Reservable small offices, places to work

Other Topics

- Relationship of housing to employment
- More specific information needed from teachers
 - How many live in Berkeley now?
 - What type of housing does staff want?
- Discussion about type and location of housing – one large development as opposed to infill development
- Green construction is very important



Listening Meeting with Berkeley Adult School Neighbors: Nov 16 —

B.U.S.D. History in the Neighborhood

- Existing affordable housing adjacent to the Adult School is not well managed
- Move of Adult School to this site was contentious
- Feel that current issues are still not handled properly

Discussion of a scattered site approach

- Housing should be more finely integrated into the neighborhood
- Should other BUSD sites be under consideration?

Comments on Capacity Studies

- Concern that it is too maxed out (too many units, too tall, etc.)
- Address on San Pablo will be lost. Any way to preserve connection?
- Parking is a big concern. Does not seem to be enough for residents and their guests.
- Parking must be maintained for Adult School students.
- Concern about impact on Berkeley Adult School students and program