

# Berkeley Unified School District

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## Work Force Housing Developer Recommendation

Presented by: John Calise, Executive Director  
Facilities Division

May 5, 2021

## **DRIVING CONSIDERATIONS OF THIS PROJECT**

- **Work Force Housing would allow BUSD to continue to recruit and retain quality Educators**
  - **Educators include both BUSD's Teachers and Classified Staff**
- Based on surveys which have gone out over the last few years to the BUSD work force:
  - Only 30% live in Berkeley
  - Staff faced with long commutes
  - 82% of renters have stated that the high cost of housing have created financial pressure
  - 54% have considered leaving BUSD due to the high cost of housing
  - 69% believe that the high cost of housing negatively impacts their long-term ability to stay at BUSD
  - 31% have moved one or more times due to increased housing costs
  - 86% of renters advocating that Work Force Housing would help to recruit and retain quality educators



# Direction from the February 6<sup>th</sup> 2019 Meeting

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- 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

# Project Pre-Planning Deliverables

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- 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

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- ~~• 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~~



# Berkeley Adult School

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## 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

## New Opportunities

- Possibility to retain surface parking with no loss of BAS Student Parking
- Berkeley City Council Approved NOFA (\$24.5M) 4.20.21

## RECOMMENDED BUSD SITE

- The Board approved that Work Force Housing can be built at the Berkeley Adult School front parking lot along San Pablo
- **Why?**
  - Shortly after Pre-Development work began, Oxford elementary was relocated to West Campus due to site conditions at the Oxford Campus
  - The BAS property located on San Pablo is properly zoned. There is no variance needed and this type of construction aligns with the intended use of the zoning
  - Analysis showed BAS location to have positive attributes to this type of project
- Why Now?
  - Measure O Opportunity for partial project funding
  - Optimistically – Three to Four Years before the site design and construction is approved and completed.
  - The need to continue to recruit and retain quality educators
- What if the site is needed for another type of school?
  - The BAS site will continue to be a viable option as a school site for all grade levels.
  - CDE allows for acreage recommendations to be waived for Urban schools. This is standard practice and this site will still have opportunities that other BUSD sites lack



# RFQ/P Process

DATE	ACTION ITEM
<b>March 3, 2021</b>	Release and advertisement of RFQ/P # 01-0321
<b>March 11, 2021 at 1:30 P.M.</b>	Mandatory Informational Meeting.
<b>March 18, 2021 at 2:00 PM</b>	Last day to receive written questions from Respondents.
<b>March 26, 2021</b>	Last day for District to issue addenda to answer questions/clarifications.
<b>April 12, 2021 at 2:00 P.M.</b>	Deadline for submissions in response to RFQ/P # 01-0321
<b>Week of April 23, 2021</b>	Release of shortlist qualified Respondents and interview notifications.
<b>Week of April 26, 2021</b>	Interviews of qualified Respondents.
<b>May 19, 2021</b>	Berkeley Unified School District Governing Board Meeting – Selection of Developer
<b>May 21, 2021</b>	Notice to selected developer.

CRITERIA ITEM	DESCRIPTION
<b>Price</b>	Price
<b>Technical Expertise</b>	Technical Expertise and relevant experience with like-Projects
<b>Regional Expertise</b>	Experience in the City of Berkeley and/or Greater San Francisco Bay Area
<b>Project Plan</b>	Scope and comprehensiveness of approach to carrying out Proposed Project, including Project team composition.
<b>Community Engagement</b>	Experience managing community relations and engagement surrounding project sites.
<b>Schedule</b>	Project Schedule and Construction Completion Date
<b>Staffing</b>	Management and Staffing Approach
<b>Property Management Experience</b>	Ability/plan to operate the residential Project through the term of the Agreement



# Selection Process

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- RFQ/P Responses were rated for points
- Firms were interviewed and scored based on criteria set forth in RFQ/P
- Interview Panelist Included:

District Representation

Labor Partners

Board Representative

BAS Administrator

Two Community Members

BEHOME Representative

City of Berkeley Representative

# Selection Results

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- **Unanimous decision to recommend SAHA/Abode Communities**
  - Proven track record of success
  - Committed to collaboration and rich engagement
  - Understand the needs of the Community and the District
  - Technical and regional expertise
  - Property management expertise
  - Strong conceptual plan, schedule and pricing methodology



# Next Steps

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- Approve SAHA/Abode Communities as BUSD's Workforce Housing Developer
- Authorize staff to negotiate land lease and the terms of the agreement (subject to Board approval)
- SAHA/Abode Communities to present to the Board in June 2021