

BERKELEY UNIFIED SCHOOL DISTRICT WORKFORCE HOUSING



June 2, 2021

Meet the Team

Today's Presenters

Susan Friedland

CEO, SAHA

Robin Hughes

President & CEO, Abode Communities

Lara Regus

SVP, Development, Abode Communities



SAHA
SATELLITE
AFFORDABLE
HOUSING
ASSOCIATES



PYATOK
architecture + urban design



Roberts-Obayashi
General Contractors

Team Strengths

- Collective development experience: 100 years
- Getting it done: design, finance, build
- Local expertise and deep roots in Berkeley
- Working with school districts
- Long-term manager/steward



About SAHA

- Multidisciplinary, mission-based nonprofit
- 50+ years experience
- 70 properties developed
- 4,000+ residents served
- Pipeline: \$445 million/1,200 units
- Extensive experience in Berkeley



About Abode Communities

- Multidisciplinary, mission-based nonprofit
- 50+ years experience
- 50 properties developed
- 7,000+ residents served
- Pipeline: \$882 million/1,685 units
- School district experience



Working with School Districts



231 Grant Palo Alto

- 110 Workforce Units
- 30% - 140% AMI
- 100% District Leasing Preference
- 55-Year Ground Lease



Selma Community Housing

- 66 Affordable Units
- 30% – 60% AMI
- 50% District Leasing Preference
- Shared parking
- 66-Year Ground Lease



Rio Vista Apartments

- 50 Affordable Units
- 30% - 60% AMI
- Shared parking
- 66-Year Ground Lease

Community Engagement Goals

- Meet BUSD's workforce needs
- Engage school district board, staff, and teachers
- Collaborate with community
- Establish responsive development program
- Emphasize quality architecture design



Design Values

- Support BUSD workforce and goals
- Create iterative participatory design and planning process
- Fit within neighborhood context
- Activate street edges
- Achieve clear way-finding and identity
- Support rich community life
- Enhance sustainability



Capacity to Secure Financing

- Extensive public/private partnerships
- Low Income Housing Tax Credits
- Tax-exempt bonds
- Ground lease agreements
- State funding
- Local funding



Mission Alignment & Collaboration

