



Kriss Worthington

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ACTION CALENDAR

October 27, 2015

To: Honorable Mayor and Members of the City Council
 From: Councilmember Kriss Worthington

Subject: Creating a Comprehensive Affordable Housing Action Plan by Considering
 27 Housing Proposals and Referring to the Housing Advisory Commission
 and Rent Stabilization Board

RECOMMENDATION

Create a comprehensive Affordable Housing Action Plan to improve housing affordability in Berkeley through affordable housing funding and policy reform by referring to the Housing Advisory Commission and Rent Board Stabilization Board

BACKGROUND

The City of Berkeley is experiencing tremendous economic growth and interest from investors in developing housing. However, the lack of affordable housing is the number one complaint of our constituents.

Berkeley is in dire need of an immediate comprehensive Affordable Housing Action Plan and policy reform if we wish to continue the diversity of Berkeley. This is only possible if effective policy is implemented that allows all people, regardless of their income levels to live in the City. Currently, there are possible programs and policies suggested by affordable housing providers, senior citizens, students and advocates that the City of Berkeley can adopt. The City needs to immediately take action on these short-term possibilities. Then we can design an effective, yet cost efficient, action plan prioritizing different ideas that can be accomplished.

FINANCIAL IMPLICATIONS:

Unknown.

ENVIRONMENTAL SUSTAINABILITY:

Consistent with Berkeley's Environmental Sustainability Goals and no negative impact.

CONTACT PERSON

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Attachment:

1. List of Proposed Berkeley Affordable Housing and Policy Proposals

Proposed Berkeley Affordable Housing and Policy Reform

1. Place \$1,000,000 into **Berkeley Housing Trust Fund** (if not adopted Oct. 27)
2. Revise Housing Trust Fund guidelines to reflect entrepreneurial approach by providing \$150,000 to \$250,000 predevelopment funds to multiple non-profits to prepare competitive applications for upcoming regional, state and federal funding cycles.(if not adopted Oct. 27)
3. Match **National Housing Trust Fund** (if not adopted Oct. 27)
4. Allow more **Accessory Dwelling Units**
5. **De-linking Housing/Parking** ONLY IF funds transfer to affordable housing/transit
6. Update **Affordable Housing Mitigation fee**, based on new nexus study
7. **Units at 10%, 20%, and 30% AMI** for residents ineligible for 50% and 80% AMI units
8. **Homeless Housing** including Berkeley Way lot
9. **Student Housing**- organize student/environmental coalition to pressure U.C. and working with BSC for affordable housing
10. **Disabled Housing** including Grayson St Apts. 23 units (including 14 special needs and 3 HIV/AIDS)
11. **Cooperative Housing** including Northern California Land Trust scattered sites, and Bay Area Community Land Trust
12. **Senior Housing** including new construction, rehabilitation and extending existing senior housing to longer term contracts.
13. **Increase Telegraph F.A.R.** Floor Area Ratio to 5, from Dwight to Bancroft.
14. Ballot measure to increase **tax on wind fall high rent profits**
15. Rapidly **regulate short term rentals** and limit removal of rental housing units
16. **Berkeley Inn site**-pressure owner to build/ remove trash, rats, noise problems, and construct added Affordable Housing as required in legal settlement
17. Restructure City Departments- housing is lost under Health
18. **City density bonus** IF it adds additional affordable units
19. Reduce **displacement and demolition** impacts of luxury housing
20. **Reduce red tape** for projects with all affordable units
(<http://tinyurl.com/ReduceRedTape>)
21. **Tenant Protection**/Eviction Protection (<http://tinyurl.com/PreventEvictionsMO>)
Protect Rent Board & staff from attacks
22. **Increase Tenant Relocation Fee**; help tenant victims of Ellis Act, Owner Move In, and Fire
23. **Vacancy reduction**: Community organizing to pressure landlords to rent blighted empty residential buildings. Explore stronger responses.
24. **Workforce housing**, when not taken away from extremely-low and very-low income resources
25. **Facilitate 80/20 financing on projects when 50% of the units are affordable** to the average median income.
26. Reintroduce **State inclusionary units law**-legislature passed but vetoed
27. Work with state legislators to restrict use of Ellis Act and flipping of properties.