Woolsey Gardens
A Proposed **Permanently Affordable**, Zero Net Energy Community in Berkeley, CA

Neighborhood Meeting via Zoom. January 2023, 5 to 6 PM

Permanent affordability is affordable. A $25,000 community investment in a single-family unit in 1995 in Berkeley now provides a subsidy worth over $1 million without additional subsidy.
PRESENTING WOOLSEY GARDENS

- About NCLT
- Key Features:
  - 100% Permanently Affordable
  - 100% Ownership Units
  - Sustainable / Zero Net Energy
  - Community Services + Spaces
  - Small Parcel / Infill Development
- Project’s Concept Design
- Questions + Comments
  - 2 minutes per participant

Community-based ownership and co-stewardship of land and homes in the Bay Area helps transform housing into a cornerstone for local community empowerment.
THE PROJECT TEAM

- **Justin Smith, LEED AP, DBIA**
  - Woolsey Gardens/Principal (Relequity)

- **Ian Winters**
  - NCLT/Executive Director

- **Sarah Scruggs**
  - NCLT/Director of Policy and Homeownership

- **Suzanne Kim, CFA**
  - NCLT/Director of Real Estate Development
Established in 1973, Northern California Land Trust ("NCLT") is a nonprofit community land trust ("CLT") whose mission is to **incubate, provide, and support permanently affordable housing.**

NCLT offers a wide-ranging menu of permanently affordable housing solutions:

- Co-Living (Rental)
- Multifamily (Rental)
- Co-Ops (Ownership)
- Multifamily (Ownership)
- Single Family (Ownership)

We envision a world where everyone has secure, sustainable, healthy, and affordable places to live and the opportunity to thrive. We believe that **housing security provides stability and foundation** that support both individuals and the communities around them.

NCLT currently stewards **122** permanently affordable units across 21 projects.
WOOLSEY GARDENS: OVERVIEW

- Located at existing NCLT offices (3120-3130 Shattuck Avenue)
- Up to 65 Dwelling Units for Sale, primarily targeting extremely low- (30% AMI) to low-income (80% AMI) households
- 5,700 sf of Commercial Space (for existing nonprofits and micro entrepreneur spaces)
- Secure Ground Floor Bike Parking for residents and commercial tenants
- 7 Stories plus Roof Level
- Construction Timeline:
  - Summer 2024: Construction Begins
  - Winter 2025/2026: Construction Completed
Woolsey Gardens will be a **replicable, sustainable, and financeable model** for future mixed-use developments featuring the following:

- 100% Permanently Affordable Units;
- 100% Ownership Units;
- Sustainable / Zero Net Energy;
- Community Services + Spaces; and
- Small Parcel, Infill Development

We expect Woolsey Gardens will be a **first of its kind housing project in the United States** (ZNE + mass timber/CLT + LEED Platinum + 100% affordable ownership housing).
Woolsey Gardens: Permanently Affordable Housing

- **“Permanently”**
  - Will never become market-rate
  - Units are tied to a specific income group for the long-term (examples below)

- **“Affordable”**
  - Monthly housing cost around 1/3 of income

### Annual Income

<table>
<thead>
<tr>
<th>Income Level</th>
<th>% AMI</th>
<th>1 Person Household</th>
<th>2 Person Household</th>
<th>3 Person Household</th>
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<tbody>
<tr>
<td>Extremely Low Income</td>
<td>30%</td>
<td>$30,000 $750</td>
<td>$34,300 $857</td>
<td>$38,600 $965</td>
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<tr>
<td>Very Low Income</td>
<td>50%</td>
<td>$50,000 $1,250</td>
<td>$57,150 $1,428</td>
<td>$64,300 $1,607</td>
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<tr>
<td>Low Income</td>
<td>80%</td>
<td>$74,200 $1,855</td>
<td>$84,800 $2,252</td>
<td>$95,400 $2,385</td>
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</tbody>
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**Total Monthly Housing Cost** (includes utility and other related housing expenses)

An equal opportunity housing provider.
Key Benefits of Owning a Community Land Trust (CLT) Home:

- **Longevity.** Pass your home onto to your children.
- **Affordability.** A Berkeley 2-bedroom CLT condo recently sold for $280,000 in comparison to neighboring market-rate condos at over $800,000.
- **Right to Return.** Providing opportunities for residents who have been displaced to return.
- **Build Equity.** A recent CLT sale of $280,000 allowed the homeowner of 10 years to leave with $80,000. And the next family can afford to live in South Berkeley.
- **Mortgage Assistance.** Up to $100,000 or more is available in down payment and mortgage assistance.
- **Support for Residents.** Ongoing training and support for residents to manage finances, make decisions together, and nurture community life.
Woolsey Gardens: Forefront of Green Building Technology

- LEED Platinum
- Zero Net Energy / 100% Electric
  - Annual production (solar) = Annual consumption
  - No draws from grid during peak hours (4 to 9 PM)
  - Residents provided with advanced technology to encourage efficient energy use
- Mass Timber + Cross Laminated Timber
  - Sequesters carbon (see images to the right)
  - Reduced construction time
- Emergency power backup for residents and nonprofit tenants
- Ground floor bicycle parking & storage
- Green Attributes supported by Programming
  - Ongoing programs to encourage residents to reduce waste, energy and water consumption continuously
WOOLSEY GARDENS: COMMUNITY SERVICES + SPACES

100% Ownership Units
100% Permanently Affordable
Sustainable / Zero Net Energy
Community Services + Spaces

GROUND FLOOR
Level 2
Roof

Nonprofit Offices + Meeting Rooms
Micro Entrepreneur Spaces
Podium Garden
Rooftop Garden
WOOLSEY GARDENS: SMALL PARCEL/TRANSIT ADJACENT DEVELOPMENT

- **100% Permanently Affordable**
- **100% Ownership Units**
- **Sustainable / Zero Net Energy**
- **Community Services + Spaces**
- **Small Parcel / Infill Development**

**Ashby BART Station** (Location of future housing development project)

**Planned Cycletrack Corridor, Bike Boulevard**

**WOOLSEY GARDENS**

**AC Transit Bus Lines**
WOOLSEY GARDENS: CONCEPTUAL DESIGN, 1

- Rooftop Garden
- Solar Awnings
- Micro Entrepreneur Spaces
- Solar Canopy
- Residential Units (2 BR, 1 BR, and Coop Units)
- Offices for Community Services/Programs & Meeting Spaces (For Existing Nonprofits)

EAST ELEVATION / VIEW FROM SHATTUCK AVENUE
WOOLSEY GARDENS: CONCEPTUAL DESIGN, 2

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION
Questions/Comments

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We partner with residents and families to create enduring and impactful communities.