



Kriss Worthington

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ACTION CALENDAR

April 5, 2016

To: Honorable Mayor and Members of the City Council
From: Councilmember Kriss Worthington
Subject: Addressing the Housing Emergency

RECOMMENDATION:

Consider amendments to the Housing Emergency proposal to make it more comprehensive and to prioritize Affordable Housing local funding and policy reform.

BACKGROUND:

The original council item “Addressing the Housing Emergency” has multiple good ideas to address housing policies. This amendment offers numerous additional affordable housing policies to increase the comprehensiveness of what is considered.

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 make Berkeley affordable to a variety of different communities. 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 short-term possibilities, take meaningful steps on mid-term opportunities, and work toward long-term solutions. Below outlines an effective design to prioritizing an action plan to help Berkeley become more affordable.

1. Immediately **regulate short term rentals** and limit the removal of rental housing units. The City should pass policy regulations and create enforcement mechanism as soon as possible.
2. Placing \$1,000,000 into **Berkeley Housing Trust Fund**. The City General Fund has plenty of reserve money to loan the Housing Trust Fund this money.
3. **Waive Housing Trust Fund guidelines** to allow non-profit housing developers to apply for predevelopment loans of \$150,000 to \$250,000. The Housing Advisory Commission recommended, by a 7-0-2-1 vote, to remove the HTF guidelines predevelopment so that non-profits can be competitive in the upcoming regional, state and federal funding cycles.
4. Updating **Affordable Housing Mitigation fee** by increasing the fee to at least \$34,000 per unit based on new nexus study’s range of up to \$84,391. The HAC recommends a fee in the range of \$34,000 to \$69,500.
5. **Increasing housing on Telegraph** between Dwight and Bancroft by increasing height as in nearby R-SMU Telegraph.

6. **Tenant Protection**/Eviction Protection (<http://tinyurl.com/PreventEvictionsMO>)
7. **Protect Rent Board** & staff from attacks.
8. **Increase Tenant Relocation Fees** for victim tenants displaced by Ellis Act, Owner Move-Ins, and property damaged by fires.
9. **De-linking Housing/Parking** ONLY IF funds transfer to affordable housing/transit
10. **Reduce red tape** for projects with all affordable units (<http://tinyurl.com/ReduceRedTape>).
11. **Inclusionary Units at 10%, 20%, and 30% AMI** for residents ineligible for 50% and 80% AMI units.
12. Matching incoming **National Housing Trust Fund** when received.
13. Ballot measure to increase **tax on windfall high rent profits** by placing on the November 2016 ballot.
14. **Berkeley Inn site**- City should immediately require owner of lot on corner of Haste and Telegraph to pay over \$641,000 owed to the City or bring lot into compliance with the agreement to provide affordable housing as well as install a public restroom.
15. **City density bonus** if it adds additional affordable units.
16. Expand **Cooperative Housing** by increasing grants to expand communal housing opportunities for Northern California Land Trust scattered sites and Bay Area Community Land Trust.
17. **Vacancy reduction**: Community organizing to pressure landlords to rent blighted empty residential buildings. Explore (stronger responses) issuances of citations as public nuisances.
18. Create a policy to reduce **displacement and demolition** impacts of luxury housing.
19. Work with state legislators to **restrict threats and use of the Ellis Act** and flipping of properties.
20. **Facilitate 80/20 financing on projects when 50% of the units are affordable** to the average median income.
21. **Student Housing**- organize student/environmental coalition to pressure U.C. and working with Berkeley Student Cooperative for affordable housing.
22. **Senior Housing** including new construction, rehabilitation and extending existing senior housing to longer term contracts.
23. Restructure City Departments- housing is lost under Health.
24. **Workforce housing**, when not taken away from extremely-low and very-low income resources.
25. Fund \$750,000 for **predevelopment costs for Berkeley Way** lot.

FINANCIAL IMPLICATIONS:

Unknown.

ENVIRONMENTAL SUSTAINABILITY:

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

CONTACT PERSON:

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