

Councilmember Sophie Hahn
City of Berkeley, District 5

CONSENT CALENDAR

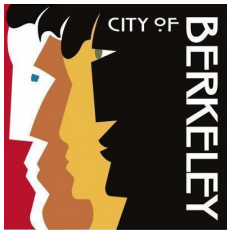
April 11, 2023

To: Honorable Members of the City Council
From: Councilmember Sophie Hahn (Author), Councilmembers Ben Bartlett and Terry Taplin (Co-Sponsors)
Subject: Budget Referral: Funds to Study Berkeley's Affordable and Social Housing Needs and Programmatic and Funding Opportunities

RECOMMENDATION

Refer \$250,000 to the June 2023 budget process to study and report to Council on:

1. The need for Affordable Housing in Berkeley to:
 - a. Rehouse Berkeley's unhoused residents.
 - b. Meet the housing needs of very low-, low- and moderate-income Berkeley residents, from less than 30% to 120% of Area Median Income (AMI).
 - c. Significantly increase cooperative, land trust, and other Social Housing, including innovative social housing models that provide significant moderate-income housing opportunities.
 - d. Meet the needs of low-income artists, seniors, individuals with disabilities, and other populations with unique needs.
 - e. Potentially increase Affordable Housing, up to 100%, at North Berkeley and Ashby Bart Stations.
 - f. Meet the City's Housing Element Affordable Housing production requirements of 5,270 units from 30%-120% AMI in a timely manner, prior to the end of the current RHNA cycle in 2031.
2. Existing and potential new programs to increase homeownership for low-income and first-time homebuyers.
3. Needs/programs to accelerate the City's Small Sites Program.
4. Existing and upcoming funds available at the local, County, Regional, State, and Federal levels to support Berkeley in meeting its Affordable and Social Housing needs and requirements.
5. Berkeley-specific funds required to meet Affordable and Social Housing needs and to produce Berkeley's RHNA-required Affordable Housing, including funds to build capacity at Land Trusts and other organizations to deliver Cooperative and Social Housing.
6. Existing sources and amounts of Funding available to meet Berkeley's Affordable and Social Housing needs and requirements.



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7. Potential Bonds or other measures to secure necessary Affordable and Social Housing funds including a potential measure or measures on the November 2024 ballot, based on the success of 2018 Measure O.
8. Added costs of delaying the preservation and construction of Affordable Housing, including potential increased costs for land, financing, and construction, and the yearly/per-individual cost of providing services to Berkeley's unhoused residents.
9. Consequences of failure to meet RHNA Affordable Housing allocations in a timely manner.
10. Potential re-authorization of Measure P in November of 2024 as a permanent measure, to extend additional funding available to support rehousing the homeless.
11. Any other information related to Affordable and Social Housing in Berkeley to help inform residents and the City Council of the need for additional Affordable Housing and Affordable Housing programs and funds, and funds to rehouse the homeless.

Study to be delivered to the City Council no later than December 1, 2023 and to include a plan for Berkeley to meet its Affordable and Social Housing needs and requirements and recommendations for additional funds, programs, and other measures to meet needs over the next decade.

FINANCIAL IMPLICATIONS

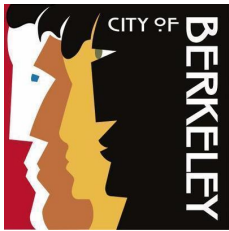
\$250,000 from the General Fund

CURRENT SITUATION AND ITS EFFECTS

Measure O, passed by 77.5% of voters in 2018, provided \$135 million in funding for affordable housing in the City of Berkeley. To date, Measure O-funded projects that are completed or under construction have secured an average of \$4.40 of other funding for every \$1.00 of City funds. This trend suggests that once all funds have been fully spent, as much as \$594 million in new affordable housing will have been built, supported, or preserved as a direct result of Measure O.

Currently all Measure O funds have been raised or pre-allocated to upcoming affordable housing projects in the design phase. No additional funding from Measure O remains to support future projects.

At the same time, Berkeley's recently passed Housing Element requires the City to produce a total of 5,270 units of housing affordable to families earning from 30% to 120% of AMI. While numbers have decreased in recent years, Berkeley still counts approximately 1,000 homeless people every night. Working and low-income families struggle to find homes. Lotteries for affordable units attract thousands more people than spaces available. There is a clear need for



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the construction, acquisition, and preservation of additional affordable housing for our community.

To continue Berkeley's commitment to building and preserving affordable housing, jump-started with Measure O funds, Berkeley must plan ahead.

Similarly, 2018's Measure P has been tremendously impactful. Berkeley has made quantifiable progress by funding state-of-the-art programs to rehouse the homeless. In fact, during the pandemic years, homelessness in Berkeley decreased by 5% while increasing more than 20% in Alameda County as a whole. The City has successfully rehoused hundreds of individuals, leveraging City of Berkeley funds, supported by Measure P, with additional State and Federal funding. Unfortunately, Measure P sunsets in 2028. This already presents challenges in planning for continued success.

This item funds research and development of comprehensive plans documenting needs and requirements for Affordable and Social Housing and rehousing services for the homeless, and outlining programs and funds needed to meet those needs over the coming decade. With respect to funding needs, this item asks for an assessment of the potential for ballot measures in November of 2024, following on the success of Measures O and P.

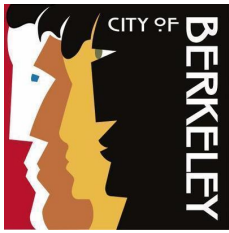
BACKGROUND

Affordable Housing Bond

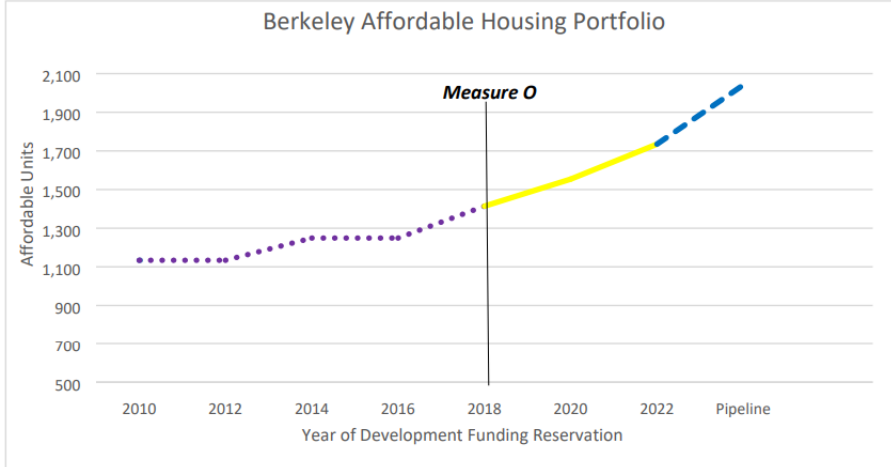
In November 2018 Berkeley voters adopted Measure O which allowed the City to issue up to \$135 million in bonds to fund housing for "low-, very low-, low-, median-, and middle-income individuals and working families, including teachers, seniors, veterans, the homeless, students, people with disabilities, and other vulnerable populations."

As a bond measure dedicated to a specific purpose, Measure O required a two-thirds supermajority vote to pass. The measure passed with 77% of Berkeley voters voting in favor.

Measure O included provisions to establish an oversight committee as well as to conduct annual audits. The Measure O Bond Oversight Commission was first convened in April 2019. The Commission met seven times in 2019, one in 2020 prior to the pandemic, and again in February and March of 2021. Subsequently, Council approved the assignment of Measure O oversight to the Housing Advisory Commission and dissolved the Measure O Bond Oversight Commission.



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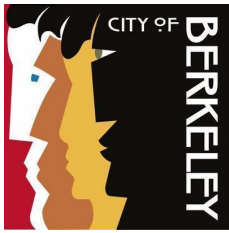
Most affordable housing developments leverage the City’s investment with at least 5-7 other funding sources. Measure O-funded projects that are completed or under construction have secured an average of \$4.40 of other funding for every \$1.00 of City funds.

Per Section 3.6.1 of the Housing Element “A household is considered to have a housing cost burden if it spends more than 30 percent of gross income on housing expenses. Housing expenses include rent or mortgage payments and utilities. For owner households, housing expenses also include taxes and insurance. Households with a cost burden may have trouble making rent, mortgage or utility payments, keeping up with home maintenance, or may have to forego other non-housing related necessities in order to keep up with housing expenses. A household is considered as having a severe cost burden if housing expenses make up over 50 percent of the household’s gross income.”

Table 3.30: Cost Burden in Berkeley, Alameda County, and the Bay Area (2017)

	Cost Burden (>30% of Income Used for Housing)		Severe Cost Burden (>50% of Income Used for Housing)	
	# of Households	% of Households	# of Households	% of Households
Berkeley				
Owner Occupied	5,298	27%	2,398	12%
Renter Occupied	13,794	53%	8,182	32%
All Households	19,092	42%	10,580	23%
Region				
Alameda County	214,197	37%	96,579	17%
Bay Area	986,937	36%	447,802	16%

Source: ABAG Housing Element Data Package (based on U.S. Dept. of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), ACS tabulation, 2013-2017 release)



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As summarized in Table 3.30: Cost Burden in Berkeley, Alameda County, and the Bay Area (2017), 42 percent of all Berkeley households are cost burdened with 23 percent experiencing a severe cost burden. Cost burden is notably more prevalent among renter households, with over half of renter households paying more than 30 percent of their income to housing expenses. When compared to the region, cost burden is more widespread in Berkeley than in Alameda County and the Bay area as a whole.

For the 2023-2031 Housing Element, ABAG assigned the City of Berkeley a RHNA of 8,934 units. This RHNA is divided into four income categories. The RHNA does not include the extremely low category. It is estimated to be ½ of the very-low-income need, per Government Code §65583.a.1. The total very-low-income RHNA is 2,446; therefore, 1,223 units are designated as extremely-low-income and 1,223 units are designated as very-low-income.

INCOME LEVEL	2015-2023 RHNA UNITS	2023-2031 RHNA UNITS
Very Low (< 50% AMI)	532	2,446
Low (50-80% AMI)	442	1,408
Moderate (80-120% AMI)	584	1,416
Above Moderate (>120% AMI)	1,401	3,664
Total	2,959	8,934

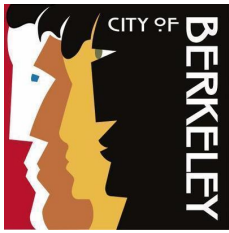
Reauthorization of Measure P

Measure P provides around \$10 million of funding annually from real property transfer taxes to pay for homeless services. Berkeley voters passed Measure P in November 2018 with 72.4% approval.

The City is using funding from Measure P to address immediate street conditions & hygiene, provide emergency shelter and temporary accommodation, establish new permanent housing, and prevent households from becoming homeless again. The City is funding 24 homeless services projects in the current fiscal year with \$16.8 million in Measure P funds.

Progress on homeless services projects

Homeless services projects funded by Measure P are providing support services for unhoused members of the Berkeley community. These services include:



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Immediate street conditions and hygiene

Measure P funds will support nine projects aimed at addressing immediate street conditions and hygiene. These projects address the immediate needs of persons currently living on the streets or in vehicles. The projects provide a range of services, including mental health crisis response, street medicine, lockers, outreach workers, and portable toilets, as well as drop-in services such as food, case management, and help obtaining documents for social services. The City anticipates spending \$3.2 million of Measure P funding on these services through June 2023.

Emergency shelter

Measure P funds five projects that provide immediate shelter and supportive services for a range of adults, including transitional-age youth, those seeking to move out of encampments, and others. Support services include coordinated entry system access, housing navigation, and employment development. The City anticipates spending \$4.3 million of Measure P funding on these services through June 2023.

Permanent housing

Measure P will also fund four permanent housing projects in the current fiscal year. These projects provide immediate housing and supportive services for single adults and families that were formerly homeless. Services provided by the sites include housing retention services, payee support, and mental health treatment. The City anticipates spending \$2.9 million of Measure P funding on permanent housing in the current fiscal year.

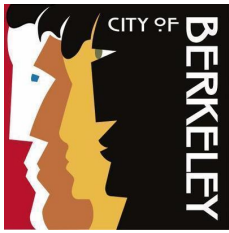
Homelessness prevention

Measure P funds will also target two programs to prevent homelessness through legal assistance, housing retention services, and flexible housing funds. These direct interventions help individuals or families who can immediately avoid homelessness. The city anticipates spending \$1.9 million on these services through June 2023.¹

Securing stable, long term, predictable funding allows staff to plan strategies, make long term commitments to community partners and peer agencies, compete for and secure competitive grant funding, while continuing to address urgent and shorter term needs as they arrive.

Measures O & P were well received by voters in 2018. Together, they have been extremely successful at generating the physical assets to actually house low income residents while funding the vitally needed services to provide transitional support to rehouse many of our homeless neighbors. Substantially similar follow up funding measures modeled on their success provides a clear pathway forward for our community to honor the commitments we've made to ending homelessness in an effective and proven manner.

¹ <https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-p>



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ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City's Housing Trust Fund Guidelines identify sustainable development as a City priority, and encourage developers to incorporate as many green building strategies and materials as is feasible. New construction affordable housing developments are typically built to third-party, green building standards such as LEED or GreenPoint Rated.

CONTACT PERSON

Councilmember Sophie Hahn, (510) 981-7150

Attachments:

1. Measure O Bond Impacts on Affordable Housing Development in Berkeley
2. Measure P Program Projection as of 9/1/22
3. Affordable Housing Projects Funded by Measure O and Other Sources since 2018



Office of the City Manager

ACTION CALENDAR
October 11, 2022

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Lisa Warhuus, Director, Health, Housing and Community Services
 Subject: Measure O Bond Impacts on Affordable Housing Development in Berkeley

RECOMMENDATION

Review and discuss the presentation on Measure O Bond impacts on affordable housing development in Berkeley.

SUMMARY

In 2018 Berkeley voters approved Measure O, a general obligation bond that will generate up to \$135 million for affordable housing developments. As this report demonstrates, the funds have had a significant impact on the production of new affordable housing units; expanding the City’s Housing Trust Fund portfolio and creating a robust pipeline of new housing developments.

CURRENT SITUATION AND ITS EFFECTS

As of September 30, 2022, \$111,379,307 in Measure O funds have either been committed (via an executed loan agreement) or awarded (by Council action) for specific affordable housing development projects. The projects with either committed or awarded Measure O funds are listed below:

Project Name	Address	Units	Measure O	Status
Jordan Court	1601 Oxford	35	\$3,501,884	Occupied
Berkeley Way – BRIDGE Affordable	2020 Berkeley Way	89	\$179,494	Lease-up
Berkeley Way Hope Center - PSH	2012 Berkeley Way	53	\$6,731,092	Lease-up
Berkeley Way Hope Center Shelter		44*	\$6,909,837	Lease-up
Maudelle Miller Shirek Community	2001 Ashby	87	\$12,932,000	Under construction
Blake Apartments	2527 San Pablo	63	\$9,125,000	Under construction
1740 San Pablo	1740 San Pablo	54	\$7,500,000	Predevelopment

BUSD Workforce Housing	1701 San Pablo	110	\$24,500,000	Predevelopment
BART sites	North Berkeley & Ashby BART	TBD	\$40,000,000	Planning
Measure O impact:		>535 units	\$111,379,307	

* Shelter beds

Council also reserved \$17 million from the third issuance of Measure O (anticipated in 2025) to support the following pipeline projects:

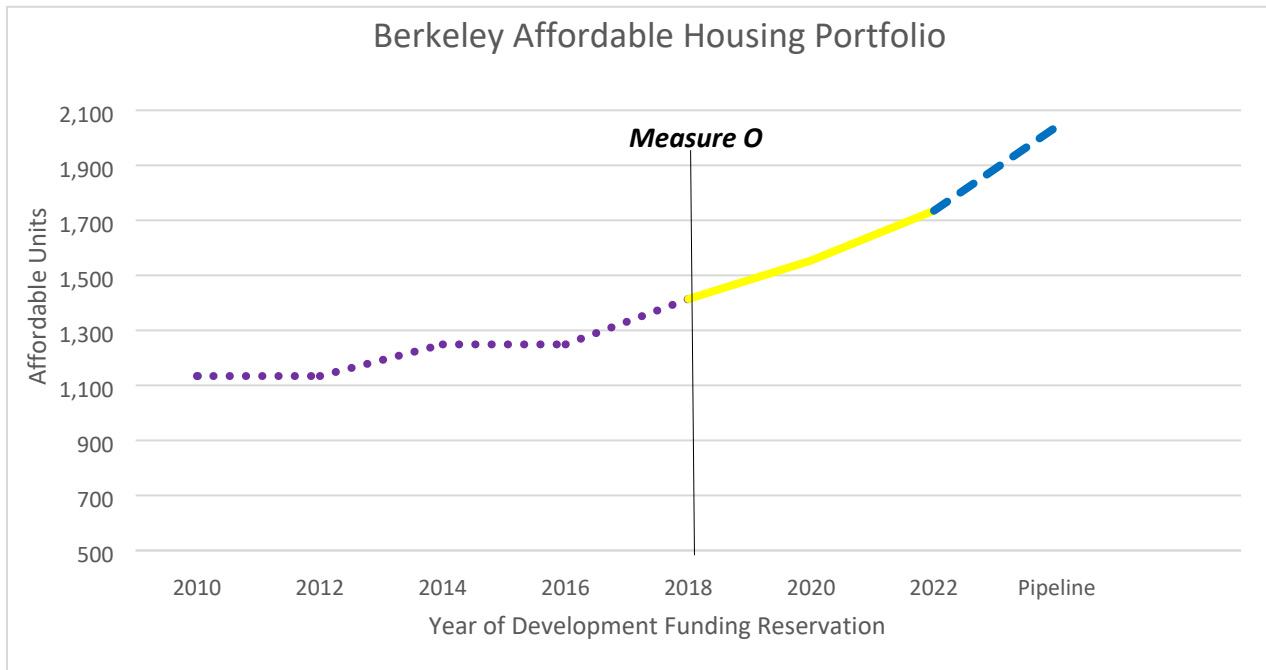
Project Name	Address	Units	City Funding	Status
Supportive Housing in People’s Park	2566 Haste	119	\$14,359,593	Predevelopment
St. Paul Terrace	2024 Ashby	50	\$12,250,000	Predevelopment

Together, the awarded, committed, and reserved funds account for \$128,379,307 in Measure O funds. More details about these projects can be found in the attached Measure O Projects spreadsheet.

Measure O’s Impact on the City’s Affordable Housing Portfolio

Measure O supplements the City’s Housing Trust Fund, which pools Affordable Housing Mitigation Fees, Inclusionary Fees, Commercial Linkage Fees, Condo Conversion Fees, and entitlement funds from the federal HOME program. Prior to Measure O, the City was able to fund no more than one new construction project every few years. The 15-unit Harmon Gardens was completed in 2011, and the next affordable new construction project was the 42-unit Harper Crossing, which was completed in 2018. The City issued a Request for Proposals in 2019 through which Council approved funding reservations for five new construction projects, all supported with Measure O, including two that were completed earlier this year. In 2010, the City had approximately 1,134 apartments in its portfolio of restricted affordable housing units. With completed projects, active projects, and pipeline projects, the City is on track to nearly double its portfolio in the coming years to over 2,000 apartments.

The following table shows the growth in the City’s affordable housing portfolio since 2010, and the impact Measure O has had on increasing the City’s inventory of apartments affordable to extremely low-, very low-, and low-income households.



Leveraging of City Funds

The City’s affordable housing development funds are most often reserved early in the predevelopment process. This allows project sponsors to compete for state and federal funds. Typically, the City executes a loan agreement once all permits are ready to issue and full financing has been secured, a process which usually takes years. At times City funds are loaned at site acquisition. As a result, funds may be reserved or committed for years before they are expended.

Most affordable housing developments leverage the City’s investment with at least 5-7 other funding sources. Measure O-funded projects that are completed or under construction have secured an average of \$4.40 of other funding for every \$1.00 of City funds. Leveraging data for funded developments can be found in the attachment to this report.

Measure O Disbursements

Once Measure O funds are committed to a project, they are typically disbursed on a monthly (or less frequent) schedule when the project sponsor has incurred eligible project expenses as well as satisfied various conditions of the loan agreement. The project sponsor submits an invoice along with documentation of each expense, which is reviewed and approved by multiple City staff before funds are released.

As of 9/30/2022 the City had disbursed \$28,871,911 in Measure O funds through seven development loans. Four housing developments are complete or substantially complete

(Berkeley Hope Center, Berkeley Hope Center Permanent Supportive Housing, BRIDGE Berkeley Way, and Jordan Court), two are in construction (Maudelle Miller Shirek Community and Blake Apartments), and site acquisition has been completed for 1740 San Pablo Ave. These represent a total of 221 units (including 44 shelter beds) completed with Measure O support to date, and another 150 currently in construction.

Developing affordable housing with Measure O funds is a Strategic Plan Priority Project, advancing our goal to create affordable housing and housing support service for our most vulnerable community members.

BACKGROUND

In November 2018 Berkeley voters adopted Measure O which allowed the City to issue up to \$135 million in bonds to fund housing for "low-, very low-, low-, median-, and middle-income individuals and working families, including teachers, seniors, veterans, the homeless, students, people with disabilities, and other vulnerable populations."

As a bond measure dedicated to a specific purpose, Measure O required a two-thirds supermajority vote to pass. The measure passed with 77% of Berkeley voters voting in favor.

The City has issued Measure O bonds twice so far:

- In FY2020 the City issued \$38,000,000 in Measure O bonds. The cost of issuing these bonds, including bond counsel, was \$785,000. Net funds received were \$37,215,000.
- In May 2022 the City issued \$40,000,000 in Measure O bonds. The cost of issuing these bonds, including bond counsel, was \$432,800. Net funds received were \$39,567,200.

Measure O included provisions to establish an oversight committee as well as to conduct annual audits. The Measure O Bond Oversight Commission was first convened in April 2019. The Commission met seven times in 2019, one in 2020 prior to the pandemic, and again in February and March of 2021.

Subsequently, Council approved the assignment of Measure O oversight to the Housing Advisory Commission and dissolved the Measure O Bond Oversight Commission. The Commissions have reviewed requests for funding, made funding recommendations to Council and received information about the status of funding reservations and commitments. Neither commission produced its own report assessing the status of Measure O. Full commission packets are not available on the City's new website.

Staff are in the process of contracting with an outside auditor to audit Measure O expenditures as required by the ballot measure. The first fiscal year including Measure O expenditures ended on June 30, 2021 and will be the first year to be audited.

Members of the public who are interested in learning more about Measure O funds as they are allocated and expended can consult the Housing Advisory Commission meeting agendas and materials online, and/or attend the Commission meetings.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City's Housing Trust Fund Guidelines identify sustainable development as a City priority, and encourage developers to incorporate as many green building strategies and materials as is feasible. New construction affordable housing developments are typically built to third-party, green building standards such as LEED or GreenPoint Rated.

POSSIBLE FUTURE ACTION

Council will review and take action on funding reservations related to the development of affordable housing at the BART sites, which will be partially funded with Measure O funds.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Council's funding reservations for pipeline or new affordable housing developments would allocate the remaining Measure O funds, and other available Housing Trust Funds.

CONTACT PERSON

Jenny Wyant, Senior Community Development Project Coordinator, HHCS, 510-981-5228

Attachment:

1: Measure O-Funded Developments

City of Berkeley
Affordable Housing Projects Supported by Measure O
 Total Authorized Bonds = \$135M

Project Name	Project Address	Development Partner	Description	Units ¹	Affordability	Total Measure O Funds Committed or Reserved ²	Measure O Disbursements Through September 2022	Total City Funds Reserved	Projected Sources of Funds ³	Project Status
Projects with Measure O Commitments and Reservations										
BRIDGE Berkeley Way	2012 Berkeley Way	BRIDGE Housing	89 affordable homes and services for low- and very low- income families.	89	50-60% AMI	\$179,494	\$161,544	\$2,774,925	Measure O, HTF	Under Construction
BFHP Hope Center	2012 Berkeley Way	Berkeley Food & Housing Project (BFHP)/BRIDGE Housing	32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.	44	0-30% AMI	\$6,909,837	\$5,354,255	\$16,964,507	Berkeley's Housing Trust Fund (HTF), Measure U1 ⁴ (U1), Measure O	Under Construction
BFHP Hope Center Permanent Supportive Housing	2012 Berkeley Way	BFHP/ BRIDGE Housing	53 permanent supportive housing apartments.	53	0-30% AMI	\$6,731,092	\$6,250,345	\$7,727,630	Measure O, HTF	Under Construction
Jordan Court	1601 Oxford Street	Satellite Affordable Housing Associates (SAHA)	34 affordable studio units for seniors. 12 units will also be set aside for formerly homeless households.	35	20-60% AMI	\$3,501,884	\$2,906,118	\$6,026,927	HTF, Measure O	Completed
Maudelle Miller Shirek Community	2001 Ashby Avenue	Resources for Community Development (RCD)	86 apartments for families and individuals. 12 units will also be set aside for formerly homeless households.	87	20-80% AMI	\$12,932,000	\$2,336,537	\$17,000,000	Measure O, U1, LHFTF	Under Construction
Blake Apartments	2527 San Pablo Avenue	SAHA	21 studio units, eight one-bedroom units, 33 two-bedroom units and one three-bedroom manager's unit. 12 units are prioritized for people with an intellectual or developmental disability.	63	30-60% AMI	\$9,125,000	\$6,992,872	\$12,000,000	Measure O, U1, State Local Housing Trust Fund (LHFTF)	Under Construction
1740 San Pablo Avenue	1740 San Pablo Avenue	BRIDGE Housing	53 new affordable homes for families	54	30-60% AMI	\$7,500,000	\$4,870,239	\$7,500,000	Measure O	Acquisition / Predevelopment
Berkeley Unified School District (BUSD) Workforce Housing Development	1701 San Pablo Avenue	BUSD/SAHA/Abode	Approximately 109 homes in a five to six story building. Employees of BUSD and their households will have a leasing preference.	110	30-120% AMI	\$24,500,000	-	\$24,500,000	Measure O	Acquisition / Predevelopment
BART Sites	Ashby and North Berkeley	TBD	TBD	TBD	TBD	\$40,000,000	-	\$53,000,000	TBD	Planning
Measure O Impact				>535	New Units	\$111,379,307	\$28,871,911	\$147,493,989		
Projects with City Funding Reservations										
Supportive Housing at People's Park	2556 Haste Street	RCD	118 affordable units with 62 units set aside for formerly homeless households.	119	10-50% AMI	FR ⁵	-	\$14,359,593	TBD	Acquisition / Predevelopment
St. Paul Terrace	2024 Ashby Avenue	Community Housing Development Corporation (CHDC)	49 affordable units, including 11 studios, 6 one-bedrooms and 17 two-bedrooms, and 15 three-bedrooms.	50	30-60% AMI	FR	-	\$12,250,000	TBD	Predevelopment
Ephesians Legacy Court	1708 Harmon Avenue	CHDC	79 one-bedroom units.	80	30-60% AMI	FP ⁶	-	\$3,556,400	TBD	Predevelopment
				249				\$30,165,993		

¹ total units, including managers' units

² committed = in contract, and reserved = set aside for a particular project

³ the final mix of funds is determined at loan closing

⁴ General Funds generated pursuant to Measure U1

⁵ Funding Reservation that the City Council has approved from currently available affordable housing funds and from forward reservations of up to \$17 million from the third issuance of Measure O bonds and \$2.5 million in FY2023 general funds generated pursuant to Measure U1

⁶ Funding Prioritization by City Council prioritizing future housing funds (including but not limited to HTF and Measure O funds)

Leveraging of Measure O/City Subsidy						
Project Name	Project Budget	City Funds (including Measure O)	Non-City Funds	Leveraging Ratio	Non-City Sources	Notes
BRIDGE Berkeley Way	\$ 62,563,741	\$ 2,774,925	\$ 59,788,816	22.5	A1, AHP, AHSC, Tax Credits, TE Bond	average leveraging ratio for Berkeley Way as a whole = 4.4 BRIDGE and BFHP spread the City subsidy amongst the three projects, but prioritized the shelter portion for City funding due to limited sources for that type of housing.
BFHP Hope Center	\$ 19,917,041	\$ 16,964,507	\$ 2,952,534	1.2	A1, BFHP	
BFHP Hope Center Permanent Supportive Housing	\$ 39,589,497	\$ 7,727,630	\$ 31,861,867	5.1	A1, Boomerang, AHSC, NPLH, SHMHP, Tax Credits, TE Bond	
Jordan Court	\$ 24,961,105	\$ 6,026,927	\$ 18,934,178	4.1	A1, AHP, NPLH, Tax Credits, TE Bond	
Maudelle Miller Shirek Community	\$ 86,930,256	\$ 17,000,000	\$ 69,930,256	5.1	AHSC, IIG, NPLH, Tax Credits, TE Bond	
Blake Apartments	\$ 52,284,217	\$ 12,000,000	\$ 40,284,217	4.4	AHSC, DDS, HCD Accelerator, IIG	

Non-City Funding Sources:

A1	Alameda County A1 Bond funds
BFHP	Berkeley Food and Housing Project Capital Campaign
Boomerang	Alameda County funds
AHP	Federal Home Loan Bank - Affordable Housing Program
AHSC	CA HCD - Affordable Housing and Sustainable Communities Program
DDS	Department of Developmental Services
HCD Accelerator	CA HCD - Housing Accelerator Fund
IIG	CA HCD - Infill Infrastructure Grant Program
NPLH	CA HCD - No Place Like Home Program
SHMHP	CA HCD - Supportive Housing Multifamily Housing Program
Tax Credits	California Tax Credit Allocation Committee
TE Bonds	California Debt Limit Allocation Committee - Tax Exempt Bonds are paired with 4% tax credits

TRANSFER TAX -- MEASURE P PROGRAM PROJECTION AS OF 9/1/22						
	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimate	FY 2024 Estimate
Revenues						
<i>Beginning Fund Balance</i>	\$ -	\$ 2,932,313	\$ 9,859,779	\$ 17,032,464	\$ 21,771,787	\$ 18,340,647
<i>Measure P Revenues*</i>	\$ 2,932,313	\$ 9,512,603	\$ 10,919,576	\$ 20,591,313	\$ 14,073,750	\$ 14,073,750
Total Revenues and Balance of Funds	\$ 2,932,313	\$ 12,444,916	\$ 20,779,355	\$ 37,623,777	\$ 35,845,537	\$ 32,414,397
LESS: Total Expenses	\$ -	\$ 2,585,137	\$ 3,746,891	\$ 15,851,991	\$ 17,504,890	\$ 16,435,517
<u>Personnel Costs</u>	\$ -	\$ 118,521	\$ 155,753	\$ 281,989	\$ 695,730	\$ 722,413
CMO: Homeless Services Coordinator	\$ -	\$ -	\$ -	\$ -	\$ 196,348	\$ 202,899
Finance: Accountant II	\$ -	\$ -	\$ 70,784	\$ 200,380	\$ 178,858	\$ 193,441
Finance: Contract Staffing	\$ -	\$ 38,266	\$ -	\$ -	\$ -	\$ -
HHCS: Community Services Specialist II	\$ -	\$ 80,255	\$ 84,969	\$ 81,609	\$ -	\$ -
HHCS: 50% Senior Management Analyst	\$ -	\$ -	\$ -	\$ -	\$ 113,085	\$ 116,560
HHCS: 2 Year Limited Term Community Services Specialist II	\$ -	\$ -	\$ -	\$ -	\$ 207,439	\$ 209,513
<u>Non-Personnel Costs/ Program Expenses</u>	\$ -	\$ 2,466,616	\$ 3,591,138	\$ 15,570,002	\$ 16,809,160	\$ 15,713,104
Fire: 5150 Response & Transport	\$ -	\$ 846,616	\$ 1,601,639	\$ 1,003,931	\$ 1,900,000	\$ 1,900,000
Dorothy Day House Shelter	\$ -	\$ -	\$ 300,000	\$ 566,000	\$ 566,000	\$ 566,000
Dorothy Day House Drop In	\$ -	\$ -	\$ 21,340	\$ 182,000	\$ 182,000	\$ 182,000
Pathways STAIR Center	\$ -	\$ -	\$ 1,200,000	\$ 1,499,525	\$ 2,499,525	\$ 2,499,525
Pathways STAIR Center - ADA/Conversion Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No Place Like Home	\$ -	\$ -	\$ -	\$ -	\$ 128,750	\$ 128,750
Hope Center - Mental Health Services	\$ -	\$ -	\$ -	\$ -	\$ 71,250	\$ 71,250
Coordinated Entry System	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
BDIC Locker Program	\$ -	\$ -	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000
LifeLong Medical - Street Medicine	\$ -	\$ -	\$ -	\$ 525,000	\$ 525,000	\$ 525,000
YSA Tiny Home	\$ -	\$ -	\$ 117,000	\$ 78,000	\$ 78,000	\$ 78,000
DBA- Homeless Outreach Worker	\$ -	\$ 20,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Downtown Streets Team	\$ -	\$ -	\$ 111,243	\$ 225,000	\$ 225,000	\$ 225,000
Horizon Shelter at 742 Grayson Street	\$ -	\$ -	\$ 86,633	\$ 1,002,000	\$ 1,011,900	\$ 1,011,900
SPARK Safe RV Parking Program	\$ -	\$ -	\$ -	\$ 398,096	\$ -	\$ -
Project Homekey	\$ -	\$ -	\$ -	\$ 7,400,000	\$ -	\$ -

Permanent Housing Subsidies / Shallow Subsidies	\$ -	\$ -	\$ -	\$ 650,000	\$ 1,600,000	\$ 1,600,000
1367 University Avenue Step Up Housing Project	\$ -	\$ -	\$ -	\$ -	\$ 1,133,244	\$ 900,000
HHCS: Square One Hotel Vouchers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training and Evaluation	\$ -	\$ -	\$ -	\$ 50,000	\$ 133,334	\$ 133,334
Homeless Response Team	\$ -	\$ -	\$ 88,283	\$ 900,450	\$ 918,149	\$ 920,085
Berkeley Relief Fund	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -
Portable Toilets	\$ -	\$ -	\$ -	\$ -	\$ 96,000	\$ 96,000
Berkeley Emergency Storm Shelter	\$ -	\$ -	\$ -	\$ -	\$ 186,500	\$ 186,500
One-Time Use of Measure P for Nexus Community Programs	\$ -	\$ -	\$ -	\$ -	\$ 2,722,903	\$ 2,722,903
Reimagining Public Safety-Expand Downtown Streets Teams as placement for low-level violations	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Expand the scope of services for the Downtown Streets Team to address the need for enhanced services around commercial and industrial areas in the Gilman District twice weekly	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Reimagining Public Safety: Conduct a service needs assessment based on 911 and non-911 calls for service, dispatch, and response and capacity assessment of crisis response and crisis-related services	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Reimagining: Respite from Gender/Domestic Violence	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000
COVID-19 Emergency Housing Assistance - Housing Retention Program	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
Anti-Displacement Programs (Legal Assistance, Housing Retention Program, Flexible Housing Funds)	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000
Ramp-down 5150 transport for people without nexus to homelessness - transfer to General Fund	\$ -	\$ -	\$ -	\$ -	\$ (578,395)	\$ (343,143)
Fiscal Year Surplus (Shortfall)	\$ 2,932,313	\$ 6,927,466	\$ 7,172,686	\$ 4,739,322	\$ (3,431,140)	\$ (2,361,767)
Ending Fund Balance	\$ 2,932,313	\$ 9,859,779	\$ 17,032,464	\$ 21,771,787	\$ 18,340,647	\$ 15,978,880

Attachment 1
9/14/2022

City of Berkeley
Affordable Housing Projects Funded by Measure O and Other Sources since 2018
 Total Authorized Measure O Bond = \$135M
 Total Funded and Reserved from All City Sources = \$198M

Projects with Measure O + Other Funding Reservations and Commitments

Project Name	Project Address	Development Partner	Description	Units ¹	Affordability	Total Measure O Funds Committed or Reserved ²	Total U1 Funds Committed or Reserved	Total City Funds	Projected City Sources of Funds ³	Project Type	Project Status
BFHP Hope Center	2012 Berkeley Way	Berkeley Food & Housing Project (BFHP)/BRIDGE Housing	32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.	44	0-30% AMI	\$6,909,837	\$6,023,365	\$16,964,507	Berkeley's Housing Trust Fund (HTF), Measure U1 ⁴ (U1), Measure O	New Construction	Under Construction
BFHP Hope Center Permanent Supportive Housing	2012 Berkeley Way	BFHP/ BRIDGE Housing	53 permanent supportive housing apartments.	53	0-30% AMI	\$6,731,092		\$7,727,630	Measure O, HTF	New Construction	Under Construction
BRIDGE Berkeley Way	2012 Berkeley Way	BRIDGE Housing	89 affordable homes and services for low- and very low- income families.	89	50-60% AMI	\$179,494		\$2,774,925	Measure O, HTF	New Construction	Under Construction
Jordan Court	1601 Oxford Street	Satellite Affordable Housing Associates (SAHA)	34 affordable studio units for seniors. 12 units will also be set aside for formerly homeless households.	35	20-60% AMI	\$3,501,884		\$6,026,927	HTF, Measure O	New Construction	Completed
Maudelle Miller Shirek Community	2001 Ashby Avenue	Resources for Community Development (RCD)	86 apartments for families and individuals. 12 units will also be set aside for formerly homeless households.	87	20-80% AMI	\$12,932,000	\$1,568,000	\$17,000,000	Measure O, U1, State Local Housing Trust Fund (LHTF)	New Construction	Under Construction
Blake Apartments	2527 San Pablo Avenue	SAHA	21 studio units, eight one-bedroom units, 33 two-bedroom units and one three-bedroom manager's unit. 12 units are prioritized for people with an intellectual or developmental disability.	63	30-60% AMI	\$9,125,000	\$500,000	\$12,000,000	Measure O, U1, LHTF	New Construction	Under Construction
1740 San Pablo Avenue	1740 San Pablo Avenue	BRIDGE Housing	53 new affordable homes for families	54	30-60% AMI	\$7,500,000		\$7,500,000	Measure O	New Construction	Acquisition / Predevelopment
Berkeley Unified School District (BUSD) Workforce Housing Development	1701 San Pablo Avenue	BUSD/SAHA/Abode	110 homes in a five to six story building. Employees of BUSD and their households will have a leasing preference.	110	30-120% AMI	\$24,500,000		\$24,500,000	Measure O	New Construction	Acquisition / Predevelopment
BART Sites	Ashby and North Berkeley	TBD	TBD	TBD	TBD	\$40,000,000		\$53,000,000	TBD	New Construction	Planning/ MOU established
Northern California Land Trust's Anti-Displacement Project	2321-2323 10th Street	Northern California Land Trust	renovation of an 8-unit, occupied property	8	80% AMI		\$1,620,640	\$1,620,640	U1	Acquisition / Renovation	Acquired/ Predevelopment
MLK House	2942-2944 MLK Jr. Way	RCD	Occupied HTF project (SROs) primarily serving clients of Berkeley Mental Health	12	60% AMI			\$1,178,974	State Permanent Local Housing Allocation (PLHA)	Renovation	Predevelopment/ Pending renovation
Ashby Lofts	2909-2919 Ninth St.	SAHA	Occupied HTF project - 54-units, providing housing at 30%-50% Area Median Income (AMI), including many with physical or mental disabilities	54	30-50% AMI			\$850,000	PLHA	Renovation	Predevelopment/ Pending renovation

Lorin Station	3253-3269 Adeline Street	South Berkeley Neighborhood Development Corporation (SBNDC)	14 affordable units, including 5 one-bedrooms, 7 two-bedrooms, and 2 three-bedrooms	14	60% AMI			\$730,742	CDBG	Renovation	Predevelopment/ Pending renovation
Rosewood Manor	1615 Russell Street	SBNDC	35 affordable units, including 8 one-bedrooms, 21 two-bedrooms, and 6 three-bedroom apartments	35	60% AMI			\$1,792,491	CDBG, HTF	Renovation	Predevelopment/ Pending renovation
Golden Bear Homes - Homekey Project	1620 San Pablo Ave	Memar Properties and Bay Area Community Services (BACS)	Acquisition of the Golden Bear Inn to be converted to permanent supportive housing under the State's Homekey Program	44	30% AMI			\$8,463,535	PLHA, Measure P	Acquisition / Renovation	Predevelopment/ Pending renovation
Stuart Street Apartments at McGee Avenue Baptist Church	1640/1638 Stuart St	Bay Area Community Land Trust (BACLT)	renovation of a vacant 8-unit property on church-owned site	8	80% AMI		\$2,002,500	\$2,002,500	U1	Acquisition / Renovation	Under Construction
Solano Ave. Apartments	1685 Solano Ave	BACLT	acquisition and renovation of a 13-unit, partially occupied property	13	80% AMI		\$1,400,000	\$3,900,000	U1, HTF	Acquisition / Renovation	Under Construction
Supportive Housing in People's Park	2556 Haste Street	Resources for Community Development (RCD)	119 total units with 62 units set aside for formerly homeless households.	119	10-50% AMI			\$14,359,593	TBD	New Construction	Acquisition / Predevelopment
St. Paul Terrace	2024 Ashby Avenue	Community Housing Development Corporation (CHDC)	49 affordable units, including 11 studios, 6 one-bedrooms and 17 two-bedrooms, and 15 three-bedrooms.	50	30-60% AMI			\$12,250,000	TBD	New Construction	Predevelopment
Ephesians Legacy Court	1708 Harmon Avenue	CHDC	79 one-bedroom units.	80	30-60% AMI			\$3,556,400	TBD	New Construction	Predevelopment
				972			\$111,379,303	\$13,114,505			\$198,198,864

¹ total units, including managers' units

² committed = in contract, and reserved = set aside for a particular project

³ the final mix of funds is determined at loan closing

⁴ General Funds generated pursuant to Measure U1

⁵ Funding Reservation that the City Council has approved from currently available affordable housing funds and from forward reservations of up to \$17 million from the third issuance of Measure O bonds and \$2.5 million in FY2023 general funds generated pursuant to Measure U1

⁶ Funding Prioritization by City Council prioritizing future housing funds (including but not limited to HTF and Measure O funds)

