

**ANNOTATED AGENDA
BERKELEY CITY COUNCIL LAND USE, HOUSING &
ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING**

BERKELEY CITY COUNCIL SPECIAL MEETING

**Thursday, February 21, 2019
10:00 AM**

2180 Milvia Street, 6th Floor - Redwood Room

Committee Members:

Mayor Jesse Arreguin, and Councilmembers Sophie Hahn and Lori Droste

Roll Call: 10:04 a.m.

Present: Droste, Hahn, Arreguin

Public Comment on Non-Agenda Items: 1 speaker.

Election of Chair

Action: M/S/C (Droste/Hahn) to nominate Mayor Jesse Arreguin as Committee Chair.

Vote: All Ayes.

Adoption of Regular Meeting Schedule

Action: M/S/C (Droste/Hahn) to meet the 1st and 3rd Thursday of every month at 10:30 a.m.

Vote: All Ayes.

Minutes for Approval

Draft minutes for the Committee's consideration and approval.

1. Minutes for Approval – None

Committee Action Items

Following review and discussion of the items listed below, the Committee may continue an item to a future committee meeting, or refer the item to the City Council.

- 2. RFP for Development of West Berkeley Service Center Site**
From: Mayor Arreguin and Councilmembers Kesarwani, Wengraf, and Bartlett Referred: January 7, 2019
Due: May 7, 2019
Recommendation: Direct the City Manager to issue an RFP for the development of the West Berkeley Service Center site into a senior housing and services project consistent with Age Friendly Berkeley recommendations.
Financial Implications: Staff time
Contact: Jesse Arreguin, Mayor, 981-7100

Action: 2 speakers. Questions asked and discussion held. Item continued to next meeting.

- 3. Open Doors Initiative**
From: Councilmembers Bartlett and Robinson, and Mayor Arreguin Referred: February 11, 2019
Due: June 11, 2019
Recommendation: That the City Council direct the Planning Commission to design a regulatory mechanism (Open Doors Initiative) to incentivize the creation of affordable starter homes for Berkeley city employees and persons of moderate income. The Open Doors Initiative is intended to provide assistance to homeowners in R1 and R1A zones to renovate their properties and become multi-family condominiums. To qualify for zoning approval, families must agree to deed restrictions which limit the sale of the newly-created condominiums to Employees of the City of Berkeley and/or first time moderate income first time home buyers -- the 'Missing Middle'. Increasing the supply of one bedroom and studio condominiums also allow community members, previously shut out of the middle class, the opportunity to own a home while simultaneously enabling older homeowners to downsize and efficiently utilize their equity. The deed restrictions provide a path to homeownership for moderate income persons; first responders to be on hand in the event of a crisis; and for workers to avoid long commutes by owning homes in the city they serve. The Open Doors Initiative serves the policy goals of economic inclusion, community resilience, and environmental sustainability.
Financial Implications: See report
Contact: Ben Bartlett, Councilmember, District 3, 981-7130

Action: 3 speakers. Questions asked and discussion held. Item continued to next meeting.

4. **Refer to the City Manager and the Planning Commission to Modify BMC 22.20.065 (the Affordable Housing Mitigation Fee Act) such that Affordable Housing Fees for Rental Developments are Levied Based on a Project's Gross Residential Floor Area**

From: Councilmembers Robinson and

Hahn Referred: February 11, 2019

Due: June 11, 2019

Recommendation: Refer to the City Manager and the Planning Commission to modify BMC 22.20.065 (the Affordable Housing Mitigation Fee Act) such that Affordable Housing Mitigation Fees for rental developments are levied on the basis of a project's gross residential floor area, rather than on its number of housing units. **Financial Implications:** See report

Contact: Rigel Robinson, Councilmember, District 7, 981-7170

Action: Item continued to next meeting.

Unscheduled Items

These items are not scheduled for discussion or action at this meeting. The Committee may schedule these items to the Action Calendar of a future Committee meeting.

- None

Adjournment

Action: M/S/C (Droste/Hahn) to adjourn the meeting.

Vote: All Ayes.

Adjourned at 12:05 p.m.

Communications

Communications submitted to City Council Policy Committees are on file in the City Clerk Department at 2180 Milvia Street, 1st Floor, Berkeley, CA.