



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

AGENDA

Regular Meeting Thursday, February 1, 2024 7:00 pm	South Berkeley Senior Center 2939 Ellis Street Mariela Herrick, Secretary HAC@berkeleyca.gov
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Written communications submitted by mail or e-mail to the Housing Advisory Commission by 5:00 p.m. the day before the meeting will be distributed to the members of the Committee in advance of the meeting and retained as part of the official record.

All agenda items are for discussion and possible action.

Public comment policy: Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

1. **Roll Call**
2. **Land Acknowledgement** (Attachment 1)
3. **Agenda Approval**
4. **Public Comment**
5. **Approval of November 11, 2023 Meeting Minutes** (Attachment 2)
6. **Officer Elections** — All/Staff (Attachment 3)
7. **Receive Presentation from City of Berkeley Community Development Block Grant (CDBG) funded subrecipient: ECHO Housing** — Christina Soto, Executive Director, ECHO Housing
8. **Discussion and Possible Action on BOSS's Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2024 Program** — Public Facility Improvement Subcommittee (Attachment 4)
9. **Update and Possible Action on the Arts and Housing Subcommittee**
10. **Update on Council Items (Future Dates Subject to Change)**
11. **Announcements/Information Items**
 - a. Small Sites Program Information Report (Attachment 5)
 - b. Program Year 2024 (Fiscal Year 2023) Annual Action Plan Update (Attachment 6)
 - c. Councilmember Robinson Commission Appointees Memo (Attachment 7)
 - d. Housing Preference Policy Implementation Update

12. Future Items

- a. Community Agency Request For Proposals

13. Adjourn

Attachments

1. Land Acknowledgment
2. Draft November 11, 2023 Meeting Minutes
3. Officer Elections, Mariela Herrick, Community Development Project Coordinator
4. BOSS's Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2024 Program, Mary-Claire Katz, HHCS, Associate Management Analyst
5. Small Sites Program Information Report, Jenny Wyant, HHCS, Senior Community Development Project Coordinator
6. Program Year 2024 (Fiscal Year 2023) Annual Action Plan Update, Rhianna Babka, HHCS, Program Manager
7. Councilmember Robinson Commission Appointees Memo, Mark Numainville, City Clerk

Correspondence

8. Letter to Housing Advisory Commission, Save the Historic Art Deco Berkeley United Artists Theatre, Laura K Fujii
9. Letter to Housing Advisory Commission, Save the Historic Art Deco Berkeley United Artists Theatre, Robert Wilinsonfujii
10. Abuse by IHSS workers, Carol Denney
11. Housing Advisory: New affordable housing preferences can help you return to or stay in Berkeley, Mariela Herrick, Community Development Project Coordinator

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900.

COMMUNICATION ACCESS INFORMATION:



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

ATTACHMENT 1

Land Acknowledgement Statement

The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.



Housing Advisory Commission

HOUSING ADVISORY COMMISSION
Thursday, November 2, 2023

DRAFT MINUTES

Regular Meeting Thursday, November 2, 2023 7:12 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell (arrived 7:23), Truman Braslaw, Nico Calavita, Xavier Johnson, Mari Mendonca, Keyanna Ortiz-Cedeño, Debbie Potter, and Leah Simon-Weisberg.

Absent: None.

Staff Present: Mike Uberti and Jenny Wyant.

Commissioners in attendance: 8 of 8.

Members of the public: 3.

Public Speakers: 1.

2. Land Acknowledgement

3. Agenda Approval

Action: M/S/C (Johnson/Mendonca) to approve the agenda.

Vote: Ayes: Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: none. Absent: Bell (unexcused).

4. Public Comment

There was one speaker during public comment.

5. Approval of October 5, 2023 Meeting Minutes

Action: M/S/C (Simon-Weisberg/Ortiz-Cedeno) to approve the October 5, 2023 minutes.

Vote: Ayes: Braslaw, Johnson, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: Calavita and Mendonca. Absent: Bell (unexcused).

6. Receive Presentation from City of Berkeley Community Development Block Grant (CDBG) funded subrecipient: Center for Independent Living Residential Access Program

Public Comment: 1

7. Discussion and Possible Action to Property Transfer and Funding for the MLK House Request for Proposals (RFP)

Public Comment: 3

Action: M/S/C (Johnson/Calavita) to recommend City Council:

1. Approve the transfer of MLK House from Resources for Community Development to Insight Housing, including obligations under the existing loan and regulatory agreements;
2. Reserve an additional \$822,014 from the Housing Trust Fund program to accompany the property's 2021 HTF reservation of \$1,178,974 for a total of \$2,000,988 to support Insight Housing's renovation of the property; and
3. Waive Sections I.A.1 and IV.C.1 of the Housing Trust Fund (HTF) Guidelines.

Vote: Ayes: Bell, Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: none. Absent: none.

8. Discussion and Possible Action on Fair Access and Transparency for Rental Housing Applications Ordinance

Public Comment: 1

Action: M/S/C (Mendonca/Johnson) to recommend Council refer the Housing Advisory Commission's draft Fair Access and Transparency for Rental Housing Applications ordinance to the City Council and Rent Stabilization Board's 4x4 Joint Task Force Committee on Housing for further review and action.

Vote: Ayes: Bell, Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: none. Absent: none.

9. Discussion and Possible Action to Approve the 2024 Housing Advisory Commission Meeting Calendar

Action: M/S/C (Braslaw/Ortiz-Cedeño) to adopt the 2024 Housing Advisory Commission meeting calendar.

Vote: Ayes: Bell, Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: none. Absent: none.

10. Discussion and Possible Action to Form a Request for Proposals (RFP) for Funding Community Agencies Subcommittee

Public Comment: 1

Action: M/S/C (Johnson/Simon-Weisberg) to appoint Commissioners Braslaw, Mendonca, Potter, and Simon-Weisberg to a subcommittee to review and advise the Housing Advisory Commission on Community Agency RFP applications until April 1, 2024.

Vote: Ayes: Bell, Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: none. Absent: none.

11. Update on Council Items (Future Dates Subject to Change)

12. Announcements/Information Items

13. Future Items

14. Adjourn

Action: M/S/C (Johnson/Bell) to adjourn meeting at 10:00 pm.

Vote: Ayes: Bell, Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: none. Abstain: none. Absent: none.

Approved: _____, Anna Cash, Secretary



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Mariela Herrick, Community Development Project Coordinator

Date: February 1, 2024

Subject: **February Officer Elections**

Housing Advisory Commission (HAC) officer elections are held each year in February. The offices established in the Commissioner Manual are Chair and Vice Chair. The term for each office is one year. An individual may serve a maximum of two consecutive terms as Chair and there are no term limits for the Vice Chair.

The Chair presides over meetings of the HAC and has additional responsibilities outside the meeting. These include:

- Drafting all Commission-approved reports and correspondence for City Council per the requirements and in a timely way, or coordinating with other Commissioners to do so;
- Approving the final version of each Commission-approved report and correspondence, signing them and submitting them to staff;
- Representing the HAC at Council meetings for all HAC adopted items sent to Council;
- Completing officer training;
- Meeting with staff to discuss and set the agenda each month;
- Approving the final agenda for each meeting; and
- Receiving media requests on behalf of the HAC, subject to the restrictions explained in the Commissioner Manual.

The Chair is also responsible for managing public comment and commissioner discussion, including decorum when appropriate. The Vice Chair participates in agenda setting as well, and fills in for the Chair when the Chair is not available.

Please consult the Commissioners Manual for more information:

http://www.ci.berkeley.ca.us/Clerk/Commissions/Commissions_Commission_Manual.aspx

I am also available to answer additional questions.

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Internal

February Officer Elections
February 1, 2024
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Commissioners are allowed to nominate themselves or a fellow appointed commissioner. A vote will not be taken until all candidates are nominated.



Department of Health, Housing
& Community Services
Housing & Community Services

MEMORANDUM

To: Housing Advisory Commission

From: Mary-Claire Katz, Associate Management Analyst
Rhianna Babka, Program Manager

Date: February 1, 2024

Subject: **Discussion and Action on Building Opportunities for Self-Sufficiency (BOSS)'s Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2024 Program**

On March 4, 2021, the HAC reviewed the FY 2022 Annual Action Plan, which included an estimated \$1.1 million dollars of Community Development Block Grant (CDBG) funds available for the Public Facility Improvement Program (available after July 1, 2021). Since then, the Housing and Community Services Division has received five eligible Public Facility Improvement applications for the HAC's consideration.

The HAC is the advisory commission for federal Department of Housing and Urban Development (HUD) funding and reviews all applications and makes recommendations to Council as needed.

Background:

CDBG funds are used for public facilities located within Berkeley that are open to the public and primarily serve low-to-moderate income Berkeley residents. Expenditures for public facilities have included health and safety repairs, improving accessibility access and/or energy efficiency improvements. In FY17, Council approved a restructuring of the annual CDBG Public Facility Improvement Request for Proposal (RFP) process, changing it from an annual RFP to a rolling Notice of Funding Availability (NOFA). The restructuring was intended to create efficiencies in application review process and decrease the time between application submission and award.

In December of 2020, the Housing and Community Services (HCS) Division released the Public Facility Improvement NOFA and began accepting applications under the new rolling program on a first come first serve basis until all annual funds had been allocated, and held a NOFA workshop on July 28, 2023.

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Current Application:

BOSS submitted an application for their Ursula Sherman Village (USV) building, which is located at 1918 University Avenue, Berkeley, CA 94704. In their application, BOSS described USV as an emergency shelter program with meals, amenities, and support services to unhoused residents referred by the Alameda County Coordinated Entry System (CES). The USV shelter includes beds for families, a computer lab, the Children’s Learning Center, playground, and gardens. Residents stay up to 6 months (with extensions as needed while people are seeking permanent housing) and have access to housing navigation, benefits eligibility, employment, health, wellness, and peer support services.

BOSS is requesting \$195,000 to rehabilitate USV, including the repair of cracked concrete in the outdoor areas of the property, making urgently needed repairs to the deck and ramp outside of the family program area, and replacing the fence surrounding the property. BOSS notes that all of these improvements are necessary to provide clients with a safe space to receive services.

BOSS notes that if they are not awarded, the areas that they are requesting the funding to improve will continue to deteriorate with the elements, particularly the increased rainfall and storms recently. They also note that they will have to pursue other funding sources, which will take more time and allow for more erosion and deterioration.

Eligibility and Recommendation:

The Housing and Community Services Division has determined that BOSS’s proposed project is CDBG-eligible and is requesting that the HAC recommend to Council that BOSS is awarded \$195,000 of the FY 2024 CDBG Public Facility Improvement funding.



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Jenny Wyant, Senior Community Development Project Coordinator

Date: February 1, 2024

Subject: **Small Sites Program Update**

Summary

City Council approved the Small Sites Program (SSP) in 2018. As individual loan applications do not require Council approval, Council directed staff to provide the Housing Advisory Commission and Council with project updates. The Department of Health, Housing, and Community Services and Community services Division (HHCS/HCS) staff shared an informational report in December 2019, after the approval of the first SSP project – Stuart Street Apartments (1638 Stuart). This report includes an update on that development, as well as information on the second project awarded SSP loan funds, Solano Avenue Cooperative (1685 Solano).

Current Situation and its Effects

The City issued its first SSP Notice of Funding Availability (NOFA) in 2019, and initially awarded \$1M to Bay Area Community Land Trust (BACLt) for the acquisition and renovation of Stuart. This loan included \$50k in previously awarded predevelopment funds. Stuart consists of two buildings with a total of eight units, on the property owned by McGee Avenue Baptist Church. BACLt partnered with the church to renovate both buildings, which had been vacant for over 20 years. Staff's project analysis was included in the 2019 SSP informational report.

Due to the extremely poor condition of the buildings and inadequate initial estimates, BACLt requested additional funding from the City in 2020 and 2021 to support the renovation work. The attached Stuart project review reflects staff's analysis for adding \$1,052,500 to the project's SSP loan through the first and second amendments. The third amendment to add \$50,000, was approved via a Council budget referral on November 3, 2022, and is not reflected in staff's 2021 underwriting. The total City loan for Stuart is \$2,102,500, or \$263k per unit.

Health, Housing, and Community Services (HHCS) issued its second SSP NOFA in December 2020, and received one application from BACLT for the acquisition and renovation of the Solano Avenue Cooperative project (1685 Solano). BACLT initially requested \$2,846,402 for Solano, but submitted a revised request for \$3.9M after reevaluating the scope and budget. This was the maximum subsidy for the 13-unit property allowed under the program. The previous owner transferred the property partially occupied and partially renovated. BACLT used the City funds for phased renovation of the residential units with common area upgrades, exterior repairs, and landscaping improvements.

Contingent upon resident support, BACLT intends to operate the property as a non-equity or limited-equity cooperative serving households earning up to 80% of the Area Medium Income, with shared responsibilities between the residents and BACLT. Berkeley Housing Authority awarded three project-based Section 8 vouchers to the project. BACLT completed renovations, and expects to be fully occupied by January 2024. The project ended up \$165k over budget, which BACLT addressed by deferring an equal amount of their developer fee, which they will collect over time, out of the project's cash flow.

Background

The Small Sites Program was created in 2018 as an over-the-counter application process with projects approved by the City Manager. SSP proposals do not go to the Housing Advisory Commission or City Council for approval. Instead, projects that meet the program criteria receive funding, if funding is available.

There are no dedicated funds for the Small Sites Program; instead staff release NOFAs after Council allocates funds to the program. To date, HHCS/HCS released two SSP NOFAs, and received one application each time. If there were multiple proposals, staff would prioritize the application that best meets the goals of the Small Sites Program. The Small Sites Program Guidelines are posted on the City's website: <https://berkeleyca.gov/sites/default/files/2022-04/Housing-Trust-Fund-Guidelines.pdf>.

Renovations are inherently riskier than new construction, as building deficiencies are often uncovered in the course of the project and may exceed the required construction contingency. To help mitigate the risk, the City requires SSP developers to hire third party construction managers if they can't demonstrate sufficient in-house capacity. SSP projects require significant HHCS/HCS staff involvement, relative to new construction projects carried out by higher capacity developers with multiple other lenders and layers of oversight.

Please contact Jenny Wyant with any questions at jwyant@berkeleyca.gov.

Small Sites Program Update
February 1, 2024
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Attachments:

1. Stuart Project Review Form 2021-10-29
2. Solano Project Review Form 2022-01-13

Small Sites Program - Project Review

Applicant:	Bay Area Community Land Trust
Project Name:	Stuart Street Apartments
Project Address:	1638 Stuart Street
Funds Requested:	\$2,052,500

Project Summary:

This revised analysis reflects BACLT's August 2020 request for \$652,500 and October 2021 request for \$400,000 in additional project funding.

BACLT is renovating 8 residential units located at 1638 Stuart Street. The property is owned by McGee Avenue Baptist Church, and has been vacant for more than 20 years. The buildings were in poor condition, and if they continue to deteriorate beyond the point of repair, current zoning could limit replacement development to two units. BACLT entered into a 57 year lease with MABC to renovate the property and rent the 8 units to households earning up to 80% of the area median income. If there is sufficient interest amongst the future residents, BACLT intends to operate the property as a non-equity cooperative and encourage as much resident management as possible.

Program Objectives:

Are residents at imminent risk of Ellis Act evictions?	No
Is the property occupied?	No
Do the existing residents include vulnerable populations (i.e. families with minor children, elderly, disabled, and catastrophically-ill persons)? <i>If yes, describe vulnerable population, below.</i>	No
Property is vacant.	
Average AML of current residents:	n/a
Subsidy per unit:	\$ 256,563
Number of affordable units proposed:	8
Proposed conversion to cooperative?:	Yes

Developer Experience and Capacity

Developer must have completed one comparable project, and have the demonstrated capacity to undertake the proposed project.

BACLT has been involved with several renovations over the past few years, as the developer and co-developer. BACLT had a project management role in two renovations, which had a combined total development cost of \$350,000. BACLT most comparable project was an acquisition and renovation project with a budget of \$1.8 million, which BACLT co-developed with the San Francisco Land Trust. **The former Executive Director, who lead previous development efforts, retired in June 2021. BACLT is now relying on consultants for project and construction management.**

Property Eligibility

Total number of units:	8
Do all residential units meet the City's definition of 'dwelling unit'?	Yes
Is the majority of the property residential?	Yes

Project Scope

Does the proposed renovation meet the health and safety needs of the project?	Yes
Is the renovation scope and budget supported by a physical needs assessment (PNA) of the property?	Yes

Project Budget

Is the proposed City loan leveraged with private financing?	Yes
Is the proposed per unit subsidy under the program limits?	Yes
Is the acquisition price substantiated by an appraisal showing both the fair market value and the anticipated restricted value?	n/a
Are fees charged to the project reasonable?	Yes
Is the developer fee less than the program limit of \$80,000 plus \$10,000 per unit, not to exceed 5% of project costs (excluding the developer fee)?	Yes
Are construction management fees less than \$25,500?	no
Does the renovation budget include state prevailing wage rates?	Yes
Construction contingency (must be 15% or higher)	7%
Soft cost contingency (must be 15% or higher)	6%
Do the reserves comply with the following?	
Operating: 25% of budgeted 1st year operating expenses	25%
Replacement: Greater of \$2,000 per unit or the amount necessary to pay replacement costs for the next 10 years, as specified in the PNA.	Yes - \$16k.
Vacancy: The monthly rent for units (residential and commercial) vacant at acquisition, multiplied by the number of months expected to remain vacant during renovation and lease-up.	No - \$24k reserve, equal to 1.9 months rent

Operating Proforma

Is there a positive cash flow for 15+ years after project completion?	Yes
Do the vacancy rates meet or exceed program requirements (5% residential, 20% commercial)	Yes
Do the reserve deposits comply with the following:	
Operating: None unless balance drops below 25% of prior year's operating expenses	Yes
Replacement: The higher of a) the amount needed according to the approved 20-year PNA, or b) \$400 per unit per year (\$350 per unit for projects with 11+ units)	\$400 pupa

Existing Tenants and Affordability

Have 75% of existing households acknowledged their agreement to participate (in the conversion to restricted affordability and cooperative conversion, if applicable)?

n/a

Does the project have an average affordability of 80% of the area median income (AMI)?

Yes - all units at 80%

Do 66% or more of the existing households income-certify, with incomes averaging up to 80% AMI? Up to 34% of households may be over-income (above 120% AMI) or refuse to certify.

n/a

Limited Equity Housing Cooperative

Is applicant proposing to convert the property to a limited equity housing cooperative (LEHC) or similar model?

Yes

Applicant experience with cooperative conversion:

BACLT has four cooperatives that are part of the land trust.

Exceptions to the Program Guidelines

Did the Applicant request or does the project require any exceptions to the program guidelines?

Yes

Describe exceptions, below.

BACLT requested to cap all units at 80% AMI (rather than achieving an average AMI of 80%).
 - 1638 Stuart has no existing tenants, and BACLT has demonstrated that the project will have a positive cash flow if rents are capped at 80% AMI.
Low vacancy reserve (\$24,000)
 - Requirement assumes the project is operating during construction. Stuart is vacant and will not be operated until construction is complete, so a higher vacancy reserve is not necessary.
Construction Management costs in excess of \$25,500
 - The budget shows \$50,000 for project and construction management. With the significantly increased project costs, BACLT could have requested a higher developer fee. However, BACLT hired project and construction management consultants to take on duties previously carried out by staff.
Low Contingencies
 - The project is more than halfway done (59% through construction as of September 2021), and it's reasonable to have lower contingency percentages. The current construction budget includes an allowance for anticipated change orders in addition to the contingency.
BACLT Loan
 BACLT is providing a loan to the project, funded by private individuals. BACLT requested to use project cash flow to repay the loan over time.

Funding Recommendation/Funding Contingent Upon

Amend the existing development loan to add \$400,000, for a total City loan of \$2,052,500.

Small Sites Program - Project Review

Applicant:	Bay Area Community Land Trust (BACLT)
Project Name:	Solano Avenue Cooperative
Project Address:	1685 Solano Avenue
SSP Funds Requested:	3,900,000

Project Summary:

1685 Solano is a 13-unit residential building with four 1-bedroom units and nine 2-bedroom units. The property was built in 1964, and has four stories and an elevator. The current owner initiated Ellis Act evictions in 2019, with the intent of renovating the property and converting the building to tenancy in common. BACLT engaged with the remaining residents in late 2019 and has been working towards acquisition since then. BACLT plans to complete the renovations in progress, and convert the property to a nonequity or limited equity cooperative owned by the land trust with residents taking on some management responsibilities in partnership with BACLT.

Program Objectives:

Are residents at imminent risk of Ellis Act evictions?	yes
Is the property occupied?	partially
Do the existing residents include vulnerable populations (i.e. families with minor children, elderly, disabled, and catastrophically-ill persons)? <i>If yes, describe vulnerable population, below.</i>	yes
There are five residents occupying four units. Household incomes range from 68% AMI to 145% AMI. Two of the existing residents are elderly.	
Average AMI of current residents:	106%
Subsidy per unit:	300,000
Number of affordable units proposed:	13
Proposed conversion to LEHC?:	yes

Developer Experience and Capacity

Developer must have completed one comparable project, and have the demonstrated capacity to undertake the proposed project.

Solano Avenue Cooperative

Developer Capacity

BACLT operates under a cooperative structure, and currently has three staff members, including an Organizational Director. BACLT is in the process of hiring for a Projects Director. The current staff do not have significant construction or project development experience. Housing staff have concerns about BACLT's capacity to take on new projects without additional organizational support. BACLT hired a construction management consultant, and keeping a consultant on through the renovation process will be a condition of the City's loan.

The organization's financial indicators are mixed, with the interim (September 2021) financials showing a weak current ratio, which is partially due to \$295k in funds owed to Stuart Street vendors and contractors. This is likely related to BACLT's slow turnaround time in requesting lender funds and disbursing it to their general contractor. BACLT's financials show a healthy cash ratio, and the organization could support operations for 279 days (at least 90 is preferred). A small organization such as BACLT is more impacted by changes in income and expenses than a larger organization with more financial resources. The proposed developer fee of \$210,000 would bolster BACLT's income significantly. The City reserved \$200,000 to support capacity building for BACLT in FY22, some of which will be used for the construction management consultant. The capacity building contract will include benchmarks for performance to encourage BACLT's organizational growth and stability.

Developer Experience

The City awarded \$1 million to BACLT for Stuart Street through its first SSP NOFA in 2019. Stuart is an 8-unit property that sat vacant for over 20 years, and was in extremely poor condition. The project has suffered significant delays and cost overruns. The budget overruns are in part due to significant work needed in sections of the building that were inaccessible during BACLT's assessment of the renovation needs, and in part because BACLT and its construction team underestimated the damage to the existing structure. The City added \$652,500 in 2020. BACLT requested an additional \$400,000 from the City to complete the project, for a total loan of \$2,052,000. BACLT hired a construction manager for Stuart to oversee the remaining renovations, and the BACLT Board is providing closer oversight of active projects.

Prior to Stuart Street, BACLT was involved with several renovations in recent years, as the developer and co-developer. BACLT had a project management role in two renovations, which had a combined total development cost of \$350,000. BACLT most comparable project was an acquisition and renovation project with a budget of \$1.8 million, which BACLT co-developed with the San Francisco Land Trust. BACLT has extensive experience with tenant organizing, trainings, and establishing limited equity and nonequity cooperatives.

Solano Avenue Cooperative

Property Eligibility

Total number of units:	13
Do all residential units meet the City's definition of 'dwelling unit'?	yes
Is the majority of the property residential?	yes

Project Scope

Does the proposed renovation meet the health and safety needs of the project?	yes
Is the renovation scope and budget supported by a physical needs assessment (PNA) of the property?	yes

The proposed construction budget does not include all of the items identified in the physical needs assessment (PNA), as some of that work will be completed by the current owner. BACLT addresses the remaining immediate and short-term needs identified in the PNA in its renovation scope. The renovation scope addresses health and safety needs, and will incorporate water-efficient and energy efficient improvements. Some longer term scope items identified in the PNA will be addressed in the first ten years of operations, and will be paid for out of the replacement reserves.

Project Budget

Is the proposed City loan leveraged with private financing?	yes
Is the proposed per unit subsidy under the program limits?	yes
Is the acquisition price substantiated by an appraisal showing both the fair market value and the anticipated restricted value?	yes
Are fees charged to the project reasonable?	yes
Is the developer fee less than the program limit of \$80,000 plus \$10,000 per unit, not to exceed 5% of project costs (excluding the developer fee)?	yes
Are construction management fees less than \$25,500?	yes
Does the renovation budget include state prevailing wage rates?	yes
Construction contingency (must be 15% or higher)	yes
Soft cost contingency (must be 15% or higher)	yes
Do the capitalized reserves comply with the following?	
Operating: 25% of budgeted 1st year operating expenses	yes
Replacement: Greater of \$2,000 per unit or the amount necessary to pay replacement costs for the next 10 years, as specified in the PNA.	no, see note
Vacancy: The monthly rent for units (residential and commercial) vacant at acquisition, multiplied by the number of months expected to remain vacant during renovation and lease-up.	yes

Solano Avenue Cooperative

Financing:

The City loan is contingent upon BACLT securing private financing. The project's debt service coverage ratio is 1.15, which is the minimum potential lenders will want to see. BACLT is working with Enterprise Community Partners on a loan from the Bay Area Preservation Pilot program that would support the acquisition and renovation.

Replacement Reserves:

The capitalized replacement reserve is \$26,000 (\$2k per unit), and is not sufficient to address the capital needs identified in the PNA. The proforma shows annual deposits of \$350 per unit. BACT requested that 2/3 of residual receipts be put towards replacement reserves until the balance is sufficient to meet the projected costs from the PNA. BACLT's proforma shows repayment to the City starting in year 11. BACLT also requested a transfer tax refund, which was approved by Council in October 2021. Between the construction budget, capitalized replacement reserves, and reserve deposits, BACLT shows sufficient funding to address the anticipated renovation needs.

Operating Proforma

Is there a positive cash flow for 15+ years after project completion?	yes
Do the vacancy rates meet or exceed program requirements (5% residential, 20% commercial)	yes
Do the reserve deposits comply with the following:	
Operating: None unless balance drops below 25% of prior year's operating expenses	TBD
Replacement: The higher of a) the amount needed according to the approved 20-year PNA, or b) \$400 per unit per year (\$350 per unit for projects with 11+ units)	no, see note

Operating Reserve Deposits:

The operating proforma shows annual deposits to the operating reserve starting at \$6,182, or approximately \$476 per unit per year. As part of annual compliance monitoring, staff will review the project's operating reserves to determine whether deposits are required.

Existing Tenants and Affordability

Have 75% of existing households acknowledged their agreement to participate (in the conversion to restricted affordability and cooperative conversion, if applicable)?	TBD
Does the project have an average affordability of 80% of the area median income (AMI)?	yes
Do 66% or more of the existing households income-certify, with incomes averaging up to 80% AMI? Up to 34% of households may be over-income (above 120% AMI) or refuse to certify.	yes

Solano Avenue Cooperative

Existing Tenants:

BACLT must provide tenant acknowledgment forms prior to loan closing. BACLT has certified tenant incomes and found that three out of four households are over 100% AMI. The overall average for the building meets the SSP requirements. Occupied units will be restricted to 80% AMI or lower at turnover.

Limited Equity Housing Cooperative

Is applicant proposing to convert the property to a limited equity housing cooperative (LEHC)?

yes

Applicant experience with LEHC conversion:

BACLT intends to convert the property to a non-equity cooperative. BACLT has extensive experience working with resident communities on cooperative conversions. The existing tenants have expressed support for this effort.

Exceptions to the Program Guidelines

Did the Applicant request or does the project require any exceptions to the program guidelines?

yes

Describe exceptions, below.

Replacement Reserves:

The construction budget is \$1.4 million (including contingency) and the capitalized replacement reserve is \$26,000. That combined budget addresses the shorter term capital needs identified in the PNA, but BACLT needs to build its replacement reserves to plan for future capital needs such as elevator repair. BACLT requested that 2/3 of the residual receipts stay with the project for the replacement reserves until the reserve balance is sufficient to address the capital needs identified in the PNA. Based on the current proforma, this means the City will not receive any repayments until after the tenth year of operating.

Affordability:

While the program requires an average of 80% AMI for the building, capping all 13 units at 80% AMI will allow BACLT to get the maximum property tax waiver for the property. The existing over-income tenants will stay, but their units will be restricted at turnover.

Solano Avenue Cooperative

Funding Recommendation

Fund the project at \$3,900,000, with the following conditions for BACLT:

- A first mortgage in an amount sufficient to complete the project
- Retain a development consultant to oversee the remaining renovations
- Tenant acknowledgement forms from all current residents, acknowledging that BACLT is acquiring the property, that there will be affordability restrictions on the units, and that BACLT intends to convert the property to a nonequity cooperative.
- CEQA approval

Note: Separate from this process, the City will enter into a contract for FY22 capacity building funds that will include performance standards to support BACLT's growth.



Health, Housing, and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission (HAC)
From: Rhianna Babka, HCS, Program Manager
Date: January 18, 2024
Subject: **Annual Action Plan (AAP) for Federal Program Year (PY) 2024 (FY 2025)**

The HCS staff prepares and submits an Annual Action Plan (AAP) outlining the City's allocation of federal Department of Housing and Urban Development (HUD) funds. This report is typically due May 15th each year. The plan outlines how the City of Berkeley intends to utilize funds from the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds for the federal program year (PY) 2024 which corresponds to the City's fiscal year (FY) 2025. The HAC acts as the advisory commission to Council on the allocation of CDBG, HOME and ESG funds.

Currently, both the staff and the HAC CDBG subcommittee are actively reviewing proposals for housing services, public services and community facilities proposals as part of our Community Agency Request for Proposal. These recommendations will also include an estimated funding allocation for the public community facilities Notice of Funding Availability. The recommendations from this review will inform the federally funded programs for FY25 and will be reflected in the AAP.

As we are currently in the review process, the staff anticipates that the draft AAP is available at your March 7th, 2024 meeting, contingent upon finalizing funding recommendations for federally funded programs. During this meeting, the HAC will deliberate, discuss and provide recommendations to Council regarding the draft PY24 (FY25) AAP. Following this, the final draft AAP is scheduled to be presented at the May 7th, 2024 Council meeting, which will also serve as a Public Hearing.

Below is the link to the webpage where the draft AAP will be made available. This is the same link where you can find the final plan upon Council adoption, as well as prior plans.

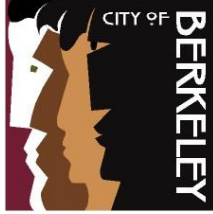
A Vibrant and Healthy Berkeley for All

Link: <https://berkeleyca.gov/community-recreation/community-services/hud-planning-performance-reports>

Additional Background

HUD regulations mandate that the City of Berkeley submits an AAP for CDBG, ESG and HOME funds. HUD provides a template for the AAP which guides much of the form and content of the document. The PY 2024 Annual Action Plan, spanning July 1, 2024 through June 30, 2025, will outline the City's strategy for achieving the goal of developing and maintaining a viable urban community through the provision of decent housing and a suitable living environment, while expanding economic, health and educational opportunities principally for households with incomes at or below 80% of Area Median Income.

The PY24 AAP is based on goals contained in the City's Five-Year Consolidated Plan (PY 2020 – 2024), which examines housing needs and establishes funding priorities in the areas of affordable housing and services for a wide range of low-income populations. HUD mandates public involvement in AAP creation, necessitating community meetings and public hearings to ensure a collaborative and inclusive approach to the planning process.



City Clerk Department

January 12, 2024

To: Commission Secretaries
From: Mark Numainville, City Clerk
Subject: Councilmember Robinson Commission Appointees

Councilmember Robinson, representing District 7, has resigned from the Berkeley City Council, effective 5:00 p.m. on January 12, 2024. This memo addresses certain matters concerning the roles and responsibilities of the commissioners serving under his appointment. Please share this information with your commission.

1. Leaves of Absence

Municipal Code Section 3.02.030 states that "a member of a board, commission or committee may be granted a leave of absence not to exceed three months by the appointing Councilmember or the Council..." It goes on to say that "the appointing Councilmember or the Council may fill such a vacancy by a temporary appointment..."

Since the Council as a whole may only grant leaves of absence to commissioners that the council appoints as a whole, there is no provision for the appointees of a vacant council seat to obtain a leave of absence. Please advise your District 7 appointees that any absence from commission meetings will be considered an unexcused absence and will be reported on the next semi-annual attendance report.

2. Appointments/Re-appointments

No new appointments/re-appointments may be made for District 7 vacancies until a new Councilmember has been elected to this office.

3. Temporary Appointments

No temporary appointment may be made for a District 7 commission seat until a new Councilmember has been elected to this office.

4. Terms of Office

Berkeley Municipal Code Section 2.04.075 provides that a commissioner's *term* expires upon the resignation of the councilmember who appointed them. In this context, "term" refers to the initial term of the commissioner which normally expires on December 1 of the first year of their appointment. The commissioner's *service* on the commission is extended beyond the resignation of the Councilmember and they may continue to serve as a "hold over" commissioner until a new appointment is made. Of course, these commissioners are still subject to all the requirements for commission membership and service (e.g. Form 700, attendance, etc.).

cc: Mayor & City Council
City Manager
City Attorney

Herrick, Mariela

From: Laura K Fujii <fujiiwilkinson1@yahoo.com>
Sent: Thursday, January 18, 2024 12:36 PM
To: Landmarks Preservation Commission; Berkeley Mayor's Office; All Council; Housing Advisory Commission; Pearson, Alene; Planning Dept. Mailbox
Subject: Save the Historic Art Deco Berkeley United Artists Theatre!
Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear LPC Commissioners, Berkeley Mayor, Berkeley City Council:

I am a native of Berkeley. Born and raised in the City of Berkeley. I treasure the beautiful, architecturally significant, and historical buildings found throughout Berkeley which are part of the City's heritage and unique character.

It greatly saddens me that many of these irreplaceable iconic structures are being deliberately destroyed in the *mistaken belief* that high rise apartment buildings will solve the lack of affordable housing and reduce the increasing number of homeless on our streets.

It can be argued that Panoramic Interests is dominating, and perhaps controlling, the City of Berkeley's planning process, programming, and projects. While I applaud appropriate infill and higher density housing, it is tragic that these sound urban planning principals are being used to destroy our iconic and architecturally significant historical buildings.

I urge you to SAVE the historic art deco Berkeley United Artists Theater. Perhaps, it is possible to retrofit the existing theater building in such a way as to save and incorporate the beautiful existing Art Deco exteriors and interiors while also providing for new residential apartments. I am sure the apartment residents would appreciate being surrounded by the beautiful historical art deco designs.

I urge you to designate the United Artists Theatre building as a landmark. At your meeting on February 1, please vote to landmark the ENTIRE exterior of the building, as is supported by local law.

The UA Berkeley is a paragon of Art Deco architecture that, if destroyed, can never be replaced. It was found eligible for the National Register of Historic Places and it is on the California Register of Historical Resources. The City of Berkeley recognizes it as an "architecturally significant" building and a "structure of merit."

It is the LPC's purpose to protect, preserve, and recognize buildings of high historic and architectural value. Few edifices in Berkeley are more deserving of being landmarked than this magnificent Art Deco movie palace from Hollywood's golden era.

Sincerely,

Laura Fujii

Cc: City of Berkeley Design Review Committee, Housing Advisory Commission, Planning Commission

Herrick, Mariela

From: Robert Wilkinsonfujii <fujiiwilkinson@yahoo.com>
Sent: Thursday, January 18, 2024 4:37 PM
To: Landmarks Preservation Commission; Berkeley Mayor's Office; All Council; Housing Advisory Commission; Pearson, Alene; Planning Dept. Mailbox; Laura K Fujii
Subject: Re: Save the Historic Art Deco Berkeley United Artists Theatre!

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello;

I agree the building should be saved as said below.

Robert Wilkinson

On Thursday, January 18, 2024 at 12:35:54 PM PST, Laura K Fujii <fujiiwilkinson1@yahoo.com> wrote:

Dear LPC Commissioners, Berkeley Mayor, Berkeley City Council:

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Sincerely,

Laura Fujii

Cc: City of Berkeley Design Review Committee, Housing Advisory Commission, Planning Commission

To: the Commission on Aging and the Housing Advisory Commission,
From: Carol Denney
1970 San Pablo Avenue #4
Berkeley, CA 94702
(currently at 681-298-4302)

Dear Commissioners,

I have lived in my apartment over 35 years. We are a an organized nonprofit dedicated to safe, permanent, tenant-run, affordable housing in our 30th year. About six years ago one of our tenants suffered an injury after surgery, and became seriously disabled and blind, according to our building manager.

A friend of his began to frequent the property to help him, and began causing issues by smoking in the building, blocking in our cars, having loud, theatrical rants in the common areas thinking things were being stolen from him, and using a vast array of bizarre materials to hold open the security gates among other issues. I tried once to speak to him, a man named Joe Wright, about having my car blocked in, and was treated to a loud, angry cascade of profanity and threats.

He developed a fixation and hostility toward me difficult to describe. He has repeatedly physically assaulted me when I've tried passing him in the corridor. He has filled my car with urine and feces, spray-painted it with profanities, scraped off the registration tags, repeatedly smashed the windshield and slashed the tires until my insurance company declared my car a total loss. He has filled my potted plants with lit cigarettes, painted a giant "X" across my door along with posting threats on it, pasted eight pages of strange rants about me on our apartment walls, and claims constantly that I am stealing from him. The police have never arrested him, nor documented years of violations of the two restraining orders I obtained against him.¹

Most recently, while traveling on the east coast, I found out by chance that he had fraudulently claimed to the Oakland Superior Court that I had been served with court papers and that several court hearings had taken place giving him a restraining order against me, claiming that I had somehow disturbed or harassed Mr. Clark, a neighbor in apartment one whom I have never met or spoken to. Mr. Wright filled out the papers and is guiding this whole process.

I have two restraining orders against Mr. Wright. After the first one he got a certificate to become an In-Home Supportive Service worker, which qualified him for an exemption from the restraining order as an employee of Mr. Clark. The second restraining order also had the same loophole, the consequence being that I was so severely assaulted on January 3, 2023 that I had a serious concussion and began to stay

¹ I used the Police Accountability Board's complaint system, and the few complaints which were sustained were overturned by the City Manager.

with friends while the Family Violence Appellate Project tried on my behalf to obtain a clarification which would keep Mr. Wright off the property, an effort which failed because of his IHSS certification.

I sued the building through the Rent Stabilization Board, the Eviction Defense Center, and the offices of Andrew Wolff in Oakland, and won a judgment against the building management. But no effort was made to address the habitability issues. Our tenant-run Board of Directors issued a letter on February 5, 2023 (attached) addressed to Mr. Frank Clark, the legal tenant in apartment one, stating that he had five days to gather the keys and the garage door opener from Mr. Wright and effect his exit from the property stating that Mr. Wright "poses a liability and a danger to" the tenants and the property.

Our building manager read the letter aloud to Mr. Clark, who refused, along with Mr. Wright, to abide by the restrictions. The building manager and the board took no further action, allowing more assaults and property damage against me. I cannot safely get my mail, access my car, or come and go.

Mr. Wright continues to vandalize my property, assault me physically, verbally, and make false claims about me to my neighbors and to the Superior Court of Oakland. I have had to hire an attorney from thousands of miles away to quash the false claims that I was ever served with court papers or ever caused any inconvenience to Mr. Clark, a neighbor whom I have never met or spoken to.

At the very least, for those of us who have gone through the extraordinary inconvenience of obtaining a restraining order against an IHSS worker, could the Commission on Aging and the Housing Advisory Commission suggest the creation some kind of mechanism through which the certification as an IHSS worker be suspended at a particular property where the courts have recognized that there is a significant problem?

Six years of my life, the life of a 69-year-old three-time cancer survivor, is too long to be saddled with this seemingly endless, pointless, and dangerous situation. The Commission on Aging and the Housing Advisory Commission could help by recommending this step, which would create safety for the tenants being terrorized.

Thank you for your consideration.



Carol Denney
1970 San Pablo Avenue #4
Berkeley, CA 94702
(currently at 681-298-4302)

Herrick, Mariela

From: Housing Advisory Commission
Sent: Tuesday, January 16, 2024 5:01 PM
To: Housing Advisory Commission
Subject: FW: New affordable housing preferences can help you return to or stay in Berkeley

Hello Commissioners,

Please see below for an update on the Housing Preference Policy that you can share with your networks.

Kindly,
Mariela

January 11, 2024

[View this message as a webpage](#)



SERVICES. RESOURCES. COMMUNITY.

News from the City of Berkeley

New affordable housing preferences can help you return to or stay in Berkeley

Priority for affordable housing lotteries will be given to households displaced from Berkeley due to BART construction, foreclosure, or eviction; as well as those who have connections to redlined neighborhoods, are homeless or at risk of homelessness, or have a child 17 years old or younger.



Households who lost their homes in Berkeley through foreclosure since 2005 or by the construction of BART in the 1960s-70s can apply to be included among seven groups who will have higher priority in many affordable housing lotteries, which already filter households by income.

Under new rules now in effect in Berkeley, people in those two categories can apply for certification before applying for housing. They would join five other categories for which people would provide further information when applying for housing:

- Current or former residents of [formerly redlined neighborhoods](#), areas devalued by the federal government through discriminatory practices
- Child or grandchild of those who've lived in [formerly redlined neighborhoods](#)
- People displaced due to a no-fault or non-payment eviction in Berkeley over the past seven years
- People in Berkeley who are homeless or at risk of homelessness, or those who are homeless with a previous address in Berkeley and are not already being prioritized for Permanent Supportive Housing
- Households with at least one child aged 17 or younger

These policies will apply to a portion of new affordable housing units created through the City's Housing Trust Fund and Below Market Rate programs, which cover all new affordable multi-unit construction in Berkeley.

Affordable housing applications in Berkeley will ask questions about all seven criteria to see if you qualify for any of the preference categories. If selected for housing, you will need to provide additional information to verify your eligibility.

For the two preference categories that require a certificate – a [BART Displacement Certificate](#) or a [Foreclosure Displacement Certificate](#) – apply now to help speed a future application for affordable housing.

Anyone can also sign up to receive email alerts for [affordable housing openings in Berkeley](#) or [Alameda County](#).

[Apply for BART construction or foreclosure preferences](#)

Households eligible for the BART construction or foreclosure preferences can apply for a certificate at any time for use in affordable housing applications. For all other preferences, households do not need certificates and will indicate their eligibility when applying for housing.

Please allow up to two weeks for your application for either certificate to be processed. The City may reach out to request more information. If approved, you will receive a certificate number by email to then use when applying to eligible affordable housing units.

Displaced due to BART construction

You are eligible for the Bart Construction Certificate if you, your parent, grandparent, or great-grandparent lost their home in Berkeley due to the construction of BART in the 1960s and 1970s. If approved, you will get first preference over other categories in an affordable housing lottery.

To apply, submit the [BART Construction Displacement Certificate Application](#).

The application will ask for:

- Address you or your family was displaced from
- Name and birthdate of the adult(s) who rented or owned the property
- Birth or adoption records linking you to the person who was displaced (if you need time to gather these records, you can still apply and send the records by email afterward)

Displaced due to foreclosure

You are eligible for the Foreclosure Certificate if you or a member of your household was displaced due to foreclosure since 2005 of a property in Berkeley.

To apply, submit the [Foreclosure Displacement Certificate Application](#).

The application will ask for:

- Address of the foreclosed property and year of move-out
- Name of adult(s) who owned the property
- Notice of Trustee Sale (legal notice of foreclosure)
- If your name is not on the Notice of Trustee Sale, you will also need to submit proof that you lived at the property (if you need time to gather these records, you can still apply and send the records by email afterward)

Assistance for BART Construction or Foreclosure Displacement Certificates

Schedule a 30-minute in-person assistance [appointment](#) at 2180 Milvia Street to get support in applying for a Berkeley BART Construction Displacement Certificate or Foreclosure Displacement Certificate.

After scheduling, details will be provided in a follow-up email. Visit the [affordable housing preferences and certificates](#) page for more information, and email HousingPreferences@berkeleyca.gov with questions.

Apply for affordable housing

Find affordable housing opportunities on the [Alameda County Housing Portal](#). Sign up to receive [email alerts](#) when opportunities in Berkeley become available.

When applying for housing, check the appropriate boxes for any preferences for which you are eligible. If you are selected for a unit, the property manager will reach out to request more information and [documentation to verify your eligibility](#).

Applicants with the BART Construction Displacement Certificate will receive first preference over other categories. Other applicants will be sorted by the total number of preference categories for which they are eligible.

Housing preference supports anti-displacement efforts

The City of Berkeley's Housing Preference Policy helps families stay in or return to Berkeley. The City partnered with two nonprofit organizations – Healthy Black Families and East Bay Community Law Center – to develop the policy through a collaborative, community-driven process.

The policy aims to reduce displacement and address historical injustices such as redlining. Under this practice, the federal government designated [redlined neighborhoods](#) as the riskiest places to issue loans during the 1930s-60s. Redlining devalued properties, undermining housing stability and enabling ongoing displacement.

The City of Berkeley is also making historic investments in affordable housing, including the [\\$135 million Measure O bond](#) dedicated to affordable housing, of which \$53 million is dedicated to affordable housing at Ashby and North Berkeley BART stations. Measure O is increasing the pace of affordable housing development, with over 1,000 units in development.

If you or your family were displaced or are at risk of displacement from Berkeley, applying for affordable housing preferences offers a path to return to or remain in your community.

Everyone eligible should [sign up for notifications](#) and apply to affordable housing listings on the [Housing Portal](#) as they become available. Those who were displaced due to BART or foreclosure should [apply for their preference certificate](#) now.

Links

- [Affordable Housing Preferences](#)
 - [BART Construction Displacement Certificate Application](#)
 - [Foreclosure Displacement Certificate Application](#)
- [Email alerts for affordable housing in Berkeley](#)
- [Affordable Housing Resources](#)
- [Alameda County Housing Portal](#)

- [City Council Item: Affordable Housing Preference Policy, July 11, 2023](#)

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Artists, festival organizers, nonprofit organizations can apply for arts grants



Artists, festival organizers, nonprofits seeking to make arts part of their programs, and arts nonprofits can apply for one-time grants.

These different grants can fund new individual work, put on events, create arts programs for non-arts nonprofits, or fund capital projects for arts nonprofits.

Applicants can attend separate webinars for each type of grant to learn about guidelines, eligibility, and how to apply.

- Individual artists in Berkeley can receive \$4,000 to create original work and a public presentation to engage Berkeleyans.
- Festival organizers can apply for up to \$7,000 to put on events that may be new and small in scale or be an established festival.
- Berkeley nonprofits and Bay Area arts organizations can apply for grants of up to \$5,000, to facilitate arts programming collaborations and cultural activities in Berkeley.
- Berkeley-based 501(c)(3) arts nonprofits seeking to fund capital projects – especially to increase accessibility – can apply for between \$2,000 and \$150,000.