



Kriss Worthington

Councilmember, City of Berkeley, District 7
 2180 Milvia Street, 5th Floor, Berkeley, CA 94704
 PHONE 510-981-7170, FAX 510-981-7177, EMAIL
 kworthington@cityofberkeley.info

CONSENT CALENDAR

January 23, 2018

To: Honorable Mayor and Members of the City Council
 From: Councilmembers Kriss Worthington & Kate Harrison and Mayor Arreguin

Subject: Adopt a More Student Housing Now Resolution, to facilitate both University and private housing investment in the campus area as soon as possible

RECOMMENDATION:

That the City Council adopt a More Student Housing Now Resolution, to facilitate both University and private housing investment in the campus area as soon as possible, by prioritizing Planning Commission and City Council action to remove impediments.

BACKGROUND:

The student housing shortage is the foremost City issue mentioned by Berkeley students. This problem has emerged into a major crisis affecting many students. In light of the crisis, UC President Napolitano required each UC campus to prepare a housing plan. UC Berkeley Chancellor Christ spearheaded the founding of a comprehensive student housing plan. They both implemented significant steps towards addressing the student housing shortage. Berkeley should praise and recognize their commitment.

Berkeley should also support student requests for prompt City and University short and long term actions. Outdated zoning restrictions in Berkeley severely undermine the potential to deliver thousands of urgently needed student homes in the campus area. Although exempt by state law, the University indicates they want to try to comply with the city's regulations. It is crucial that the City of Berkeley remove impediments to student housing developments to ensure that Berkeley remains the top public destination for the world's brightest minds.

The primarily student residents in the immediate area between Dwight to Bancroft, and from College to Fulton have repeatedly supported more housing in their neighborhood. Increased density close to campus reduces air pollution and traffic congestion, and encourages pedestrian, transit and bicycle travel.

FINANCIAL IMPLICATIONS: Minimal.

ENVIRONMENTAL SUSTAINABILITY:

Multiple Climate Action Plan goals would be achieved if this is implemented.

CONTACT PERSON: Councilmember Kriss Worthington 510-981-7170

ATTACHMENT:

1. Resolution
2. Thank you letter to President Napolitano (03/10/2016)

RESOLUTION NO.####
MORE STUDENT HOUSING NOW RESOLUTION

WHEREAS, The student housing shortage is the foremost city issue mentioned by Berkeley students,

WHEREAS, Increased density close to campus reduces air pollution and traffic congestion, and encourages pedestrian, transit and bicycle travel.

WHEREAS, On March 10th, 2016, the Berkeley City Council voted unanimously to send a thank you letter to President Napolitano, which committed the city to addressing zoning barriers and obstacles preventing creating student housing, and,

WHEREAS, The scarcity of available, accessible, and affordable student housing impacts individuals and families across demographics throughout the City and the lack of production near the UC campus pushes students deeper into the City's scarce and competitive housing market, forcing them to compete with and increasing pressure on the City's lower and middle-income family and aging populations and,

WHEREAS, Most market rate units that are built close to campus are lived in by students. Even though market rate units are not defined as student housing, they provide much needed units primarily for middle class students. These units also contribute to creating affordable units because the inclusionary Ordinance is a major source of affordable housing in Berkeley. It requires 20% of a market rate project to be affordable, or the owner can pay an in-lieu fee of \$37,000 per unit, and

WHEREAS, Public Private Partnerships (PPP's) are a primary alternative to get funding for student housing on university property. The City of Berkeley continue to encourage PPP's provided they include student costs comparable to residence hall rate, labor standards and retaining or expanding UC sustainability standards to ensure greener buildings. Using University land in PPP has been done with success, including the 775-unit Bancroft project currently under construction.

THEREFORE BE IT RESOLVED that the city reaffirm our support for the thank you letter on March 10th, 2016 to President Napolitano.

THEREFORE BE IT RESOLVED that the City Council and the Planning Commission prioritize previous referrals from the City Council including the following:

- Facilitate primarily Student Housing by a Twenty Feet Height Increase and Adjust floor Area Ratio in the R-SMU, R-S and R-3 areas only from Dwight to Bancroft & from College to Fulton (Date: 10/31/2017)
- Create a Pilot Density Bonus Program for the Telegraph Avenue Commercial District (Date: 05/30/2017)
- Create a use permit process to allow non-commercial use on the Ground Floor in C-T

Telegraph Commercial District excluding Telegraph Ave (Date: 07/11/2017. This item is based on an original item submitted by Susan Wengraf on 01/20/2015)

- Develop an Ordinance Requiring New Residential Buildings to include essential wheelchair-accessible modifications, such as Auto-door Openers & Roll-in Shower (Date: 09/15/2015 & 07/11/2017)

THEREFORE BE IT FURTHER RESOLVED that the City and the Planning Commission will consider:

- Allowing conversion of vacant Telegraph area commercial space to housing only from Dwight to Bancroft & from College to Fulton (excluding Telegraph Avenue itself)
- Expanding the Car-Free Housing Overlay area between College and Fulton (including R-S & R-3 parcels between Fulton and Shattuck), Bancroft and Dwight.
- Allowing at least two high-rises for student housing in Southside campus area
- Investigate sites to build micro-units, which may create housing cheaper and faster
- Permitting and encouraging the construction of modular units

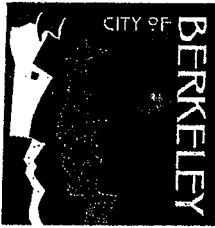
THEREFORE BE IT ALSO RESOLVED that the City strongly support UC President Napolitano and Chancellor Carol Christ in their pursuit of implementation of a comprehensive plan addressing the housing needs of students across all income levels with a specific focus on extremely low income, immigrant, and disabled students. Furthermore, the City encourages a University Short Term Implementation Plan for the approximately 1,500 remaining units already approved in the current LRDP. The City of Berkeley encourages the University to seriously consider potential short term consensus sites including Fulton & Bancroft; University & Oxford, formerly designated for a hotel; Channing Ellsworth tennis courts, and Unit 3 densification if done as modular units built elsewhere during the school year and placed on site during summer. The City supports University high rise development up to 12 stories at three out of four of these sites.

The foregoing Resolution was adopted by the Berkeley City Council on January 23rd, 2018 by the following vote

Ayes
Noes
Absent
Attest

Mark Numainville, City Clerk

Jesse Arreguin, Mayor



City Clerk Department

March 10, 2016

Janet Napolitano
Office of the President
University of California
1111 Franklin Street, 12th Floor
Oakland, CA 94607

RE: Letter to Chancellor Dirks Urging UC Berkeley to Build More Student Housing

At its meeting of March 8, 2016, the Berkeley City Council voted to send the following letter urging UC Berkeley to build more student housing to address the needs of existing students and planned enrollment increases.

President Napolitano,

Thank you for creating the President's Student Housing Initiative. The City of Berkeley greatly appreciates your commitment to accelerating the timetable in completing current student housing developments and also expanding the pool of student housing in the future. We share your concerns in both keeping housing as affordable as possible for UC students and maintaining sufficient amounts of housing to meet an ever-increasing demand. We appreciate your written commitment to meet with undergraduate and graduate student leaders. All of the above-mentioned features of the initiative are exemplary and we commend you for your leadership on this important issue.

In moving forward to implement your housing initiative, we encourage consideration of public-private partnerships (P3), which have the potential to address important concerns and help us meet the need for thousands of additional units of student housing. A model P3 project could meet the needs of all stakeholders, including students, the university, workers, environmentalists, and neighbors.

There are three high-priority criteria for specific features of a P3 that would build strong public support for using this tool to meet the need for student housing. These include:

- 1. Ensuring student costs will be comparable to residence hall rates and can be controlled in agreement with private developers.*

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2. Meeting labor standards which include prevailing wage and recognized apprenticeship programs in accordance with the history and tradition of UC's construction projects. Alternatively, a project labor agreement could be considered.
3. Retaining or expanding current UC sustainability standards to ensure green buildings.

We encourage consideration of P3 agreements, provided they include the aforementioned components.

Multiple sections of the Berkeley General Plan support increased housing in downtown Berkeley. Increasing student housing in the downtown would help us implement the vision of transit-oriented development. There are multiple opportunity sites for student housing in downtown Berkeley.

The Telegraph Avenue area from Bancroft to Dwight is ideal for more student housing, given its close proximity to campus and the possibility of students walking or bicycling to class. Telegraph Avenue has been recognized as a Priority Development Area and contains multiple opportunity sites. Already, hundreds of millions of dollars have been invested in the Telegraph area in the recent years. The Telegraph Property Business Improvement District has put forward a powerful plan for community improvements, and the City of Berkeley adopted the South Side Plan, to which the University jointly agreed. Creating housing delivers on the goals of the South Side Plan. This also meets the demands of the area's overwhelming student population, who support additional student housing in their neighborhood.

The City currently has zoning barriers and obstacles which prevent creation of additional housing on or near Telegraph Avenue. Recently, the City Council voted unanimously to refer to the Planning Commission to remove those housing barriers, thus allowing the potential for numerous projects which could add many additional student housing units.

Thank you again for prioritizing the needs of students by creating the President's Student Housing Initiative. The City of Berkeley stands ready to help in any way possible to accomplish these goals.

Sincerely,



Mark Numainville
City Clerk

Cc: Jesse Arreguin, Councilmember, District 4
Tom Bates, Mayor
Dee Williams-Ridley, Interim City Manager