

BUSD WORKFORCE HOUSING

BUSD Governance Committee

04.30.24





Agenda

- 1. People Intros**
- 2. Project Overview**
- 3. Project Status Update**
- 4. Gov Committee Process to Date**
- 5. Eligibility & Leasing Discussion**



Ownership Structure

- **Land owned by BUSD**
- **Building owned by SAHA and Abode Communities**
- **Financing will consist of a variety of State, Federal, Local and Private funding sources**
- **Building Managed by SAHA**

Renderings



Renderings



1. FRANCISCO ST. LOOKING WEST - AFTER



2. VIRGINIA ST. LOOKING WEST - AFTER

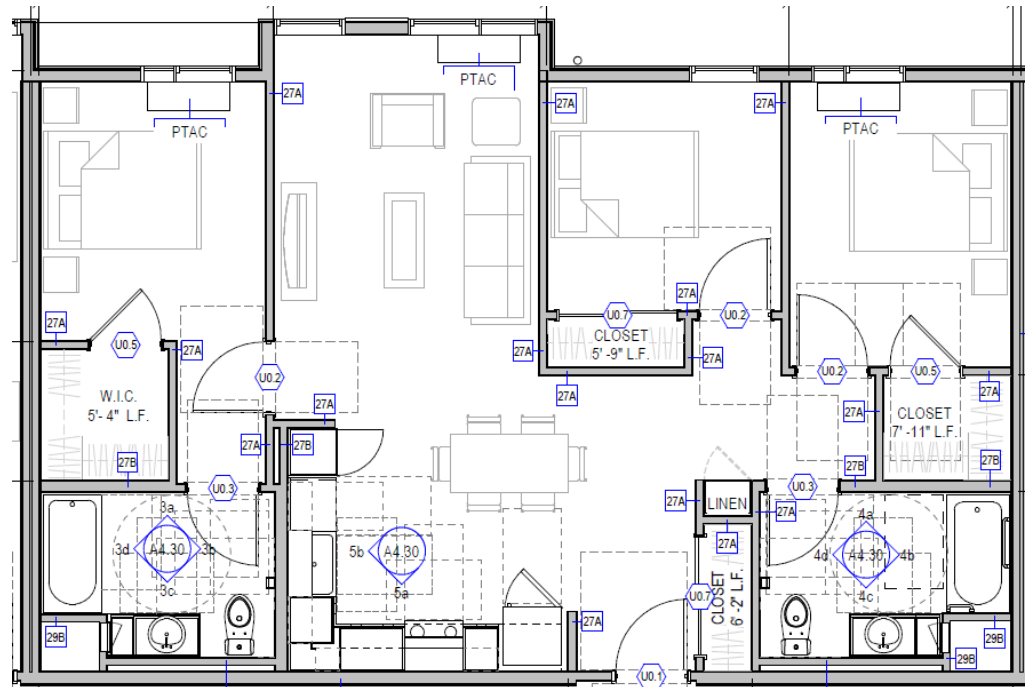
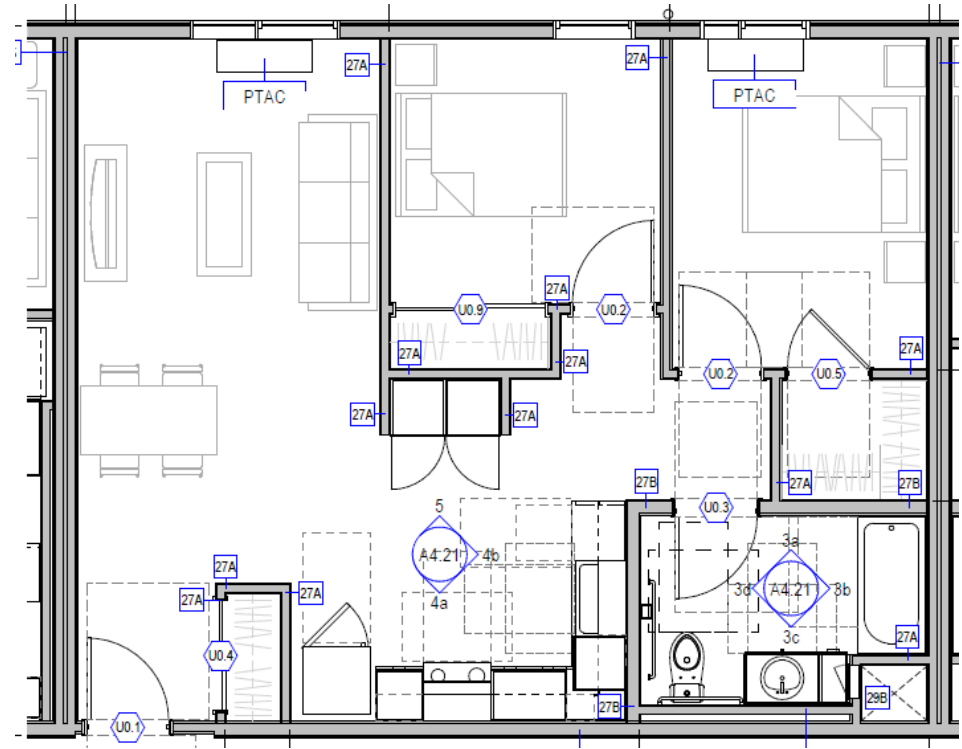
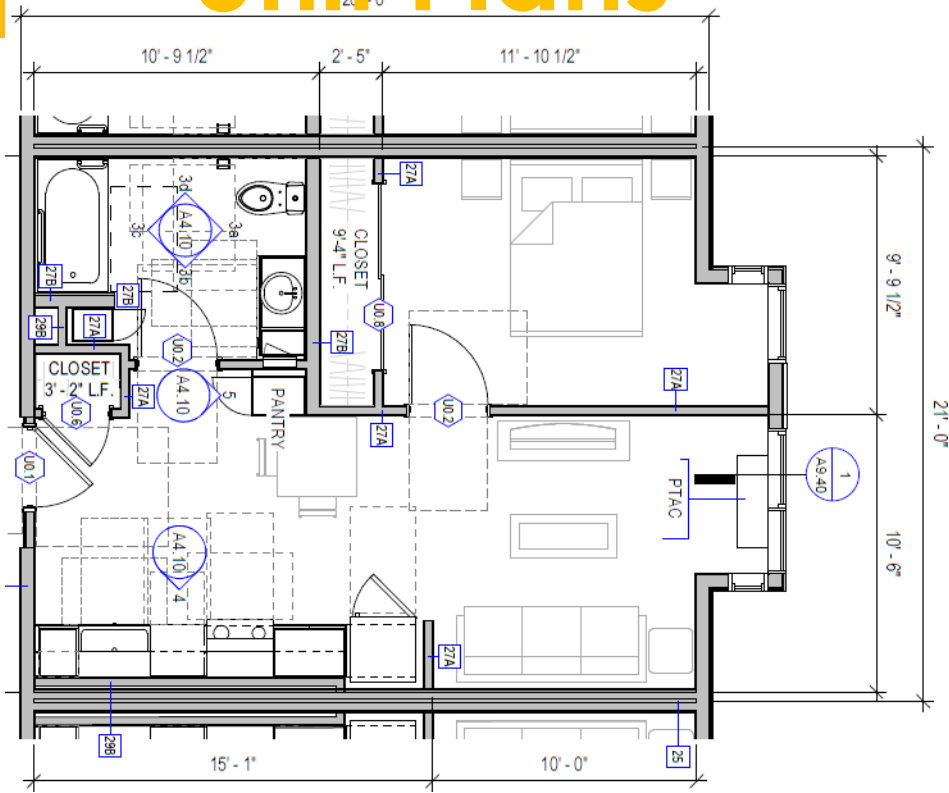


4. SAN PABLO AVE. LOOKING NORTH - AFTER



3. SAN PABLO AVE. LOOKING SOUTH - AFTER

Unit Plans





Project Update

1. Applied for financing (4.23.24). Decision in August.
2. Working on drawing set for Plan Check/Building Permit
3. If receive funding, must start construction by February 2025
4. Estimated Construction Completion date: October 2026



Governance Committee

Purpose: To review and make recommendations on proposed eligibility criteria that will inform tenant selection and leasing policies for the BUSD Workforce Housing project.

BUSD is subject to the many local, State, and federal laws that regulate landlord-tenant relationships and protect tenant rights. In addition, because BUSD Housing will be constructed using City, State, and federal funding programs it will be subject to additional regulations and compliance requirements.

Governance Committee --- Process to Date

Three Meetings of the Committee

- First Meeting – December 2021
- Second Meeting – January 2022
- Third Meeting – April 2024

Unit Mix & Affordability

| AMI Level | 1 BD | 2 BD | 3 BD | Total | % of total |
|-----------|------|------|------|-------|------------|
| 30% AMI | 13 | 6 | 6 | 25 | 23% |
| 50% AMI | 13 | 6 | 6 | 25 | 23% |
| 60% AMI | 7 | 4 | 4 | 15 | 14% |
| 80% AMI | 14 | 9 | 9 | 32 | 29% |
| 120% AMI | 12 | | | 12 | 11% |
| Manager | | 1 | | 1 | |
| Total | 59 | 26 | 25 | 110 | 100% |

Proposed Rents (2023)

| AMI Level | 1 BD Rent | 2 BD Rent | 3 BD Rent |
|----------------|-----------|-----------|-----------|
| 30% AMI | \$832 | \$999 | \$1,153 |
| 50% AMI | \$1,387 | \$1,665 | \$1,923 |
| 60% AMI | \$1,665 | \$1,998 | \$2,307 |
| 80% AMI | \$2,219 | \$2,664 | \$3,077 |
| 120% AMI | \$2,554 | | |
| Market Rent* | \$2,838 | \$3,408 | \$6,508 |
| % below market | 11% | 28% | 112% |

*based on Weighted Average Adjusted Rents,
February 2024 Market Study

Maximum Incomes (2023)

| AMI Level | 1 person | 2 person | 3 person | 4 person | 5 person |
|-----------|-----------|-----------|-----------|-----------|-----------|
| 30% AMI | \$31,080 | \$35,520 | \$39,960 | \$44,370 | \$47,940 |
| 50% AMI | \$51,800 | \$59,200 | \$66,600 | \$73,950 | \$79,900 |
| 60% AMI | \$62,160 | \$71,040 | \$79,920 | \$88,740 | \$95,880 |
| 80% AMI | \$82,880 | \$94,720 | \$106,560 | \$118,320 | \$127,840 |
| 120% AMI | \$124,320 | \$142,080 | \$159,840 | \$177,480 | \$191,760 |
| | | | | | |

Credential Salary Range: \$67,606 - \$116,849

Classified Salary Range: \$30,460 - \$112,720

(assumes 10 month employment)

Eligibility Criteria

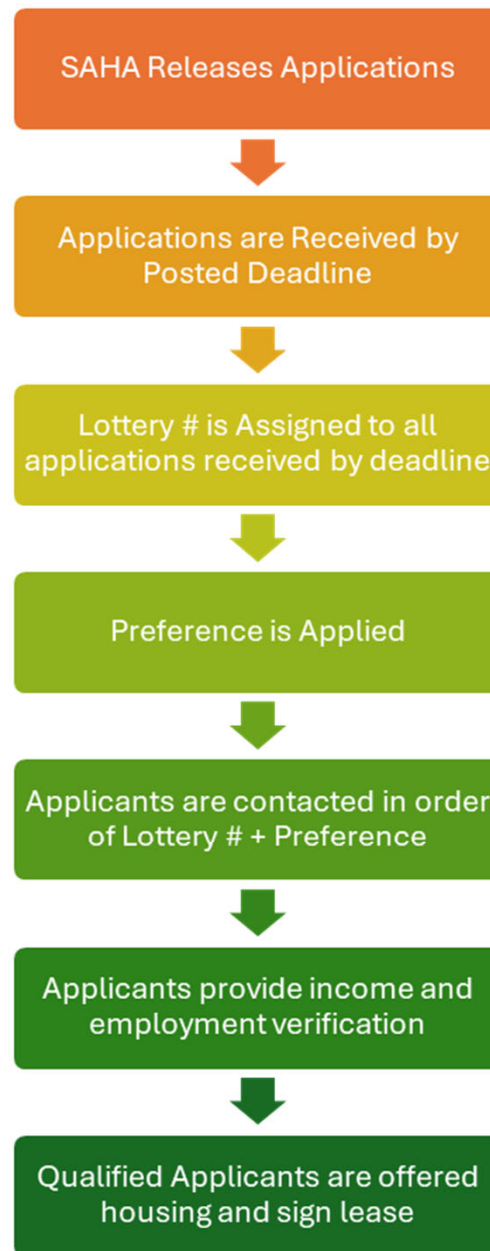
Discussed at Jan 2022 Governance Meeting

1. At time of initial occupancy, total household income shall be within a range of incomes, not to exceed 120% Area Median Income, as published annually by the State;
2. Households shall comply with the occupancy standards;
3. Household shall meet Satellite Affordable Housing Associates rental screening standards (housing references, eviction history)
4. A preference for BUSD employees shall be applied to 100% of the units at the Project. In order to qualify for the preference, applicants must meet the following criteria in addition to the minimum qualifications above:
 - a. At least one member of the household must be employed by Berkeley Unified School District
 - b. District is responsible for verifying employment

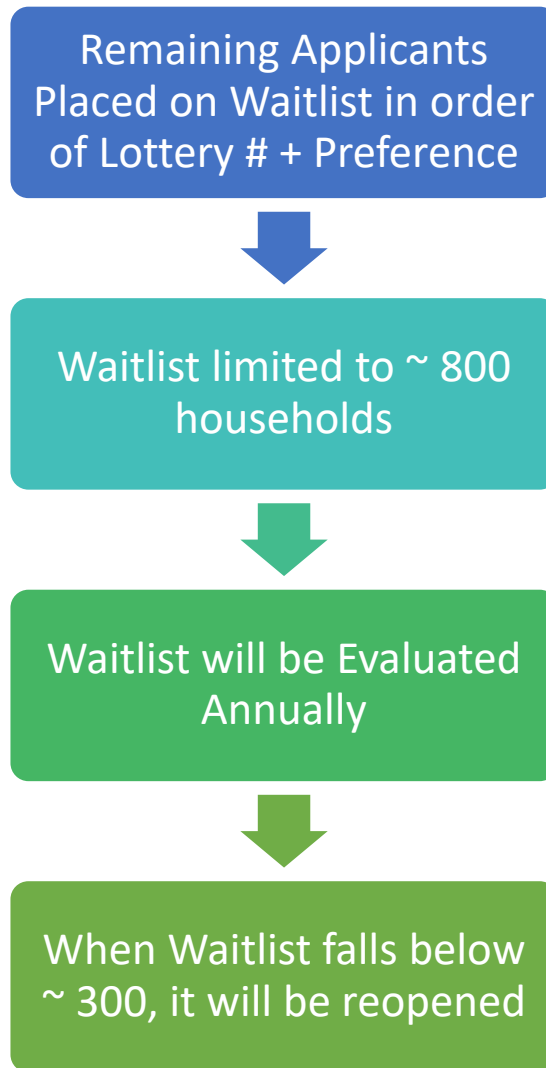
Additional Discussion:

Define “employee” -- Are part-time employees eligible? Consultants?

Basic Leasing Process



Basic Waitlist Process



Questions so Far?

Topics for Discussion

Household Income Increases Over Time

- Due to state and local laws, cannot evict people if income increases above the restricted levels.
However, some flexibility to increase rents over time as income increases.
- Do we want to increase rents on over-income tenants if allowed by law and applicable funding programs?

Topics for Discussion

Annual Rent Increases

- 3% annual increase, capped at \$20
- Does not apply to rent-burdened households
- Policy evaluated annually

Topics for Discussion

No Longer Employed with BUSD

- a. Annual employment verification at time of income re-certification
- b. If no longer BUSD employee, notify that no longer eligible

Note: Alameda County court unlikely to uphold eviction

Topics for Discussion

Vacancies

- Vacancies will be filled from the waitlist
- Waitlist will be refreshed annually and re-opened as needed
- If there are no eligible BUSD employees, unit will be offered to next income-eligible household on waitlist

Application Marketing & Support

Marketing & Outreach

- What will be effective marketing strategies?

NOTE:

Sign up for SAHA's existing Housing Interest Notification List:

<https://www.sahahomes.org/apply>