

BUSD WORKFORCE HOUSING COMMUNITY CONVERSATION

10.14.2021





Virtual Etiquette

1. Please use Zoom's chat function for questions during the presentation.
2. Video is appreciated but optional.
3. We ask that everyone stay on mute unless called upon by the moderator.



AGENDA

1. Welcome and Introductions
 - Satellite Affordable Housing Associates
 - Abode Communities
 - Pyatok Architects
2. Background
3. Conceptual Design Options
4. Questions / Comments
5. Next Steps

About Abode Communities

- Multidisciplinary, mission-based nonprofit
- 50+ years experience
- 50 properties developed
- 7,000+ residents served
- Pipeline: \$882 million/1,685 units
- School district experience



About SAHA

- Multidisciplinary, mission-based nonprofit
- 50+ years experience
- 70 properties developed
- 4,000+ residents served
- Pipeline: \$445 million/1,200 units
- Extensive experience in Berkeley





Process to date

- **2017 – BUSD began formulating staff survey in partnership with the Center for Cities and Schools. Published in 2018, the survey indicates demand for Workforce Housing.**
- **February 2019 – BUSD board launched process to investigate potential sites, financing and overall feasibility.**
- **July 2020 – RCD feasibility analysis published.**
- **March 2021 – BUSD releases RFQ/P**
- **June 2021 BUSD board formally selects SAHA & Abode Communities**

Land Acknowledgment



Berkeley sits on the territory of xučyun (Huichin), the ancestral land of Chochochenyo (Cho-chen-yo) speaking Ohlone people.

Source: UC Berkeley | Division of Equity and Inclusion | Native American Student Development

Site History



Source: Berkeley Historical Society

**Raspiller Brewing Company
Franklin School in background**

Site History



October 10, 1931 aerial photo

Site History



May 17, 1959 aerial photo



Program Summary

Overview

- **110 units (mix of 1 - , 2- , 3- bedroom)**
- **Amenities & Open Space**
- **Parking for residents**
- **Parking for BAS**

Population Served

- **Preference for Berkeley Unified School District Employees**
- **Rents will be affordable at range of incomes 30-120% AMI**

About Pyatok

- Mission-driven, full service architectural firm
- Experienced collaborators with a focus on community and stakeholder engagement
- Multifamily housing specialists, including affordable, workforce and student/faculty housing
- Leaders in context-sensitive urban infill & sustainable design, including several award-winning Berkeley projects
- 11,000+ homes built across California and the West Coast
- Oakland based for 37 years



Concept Design #1



6 stories, 110 units,
55 parking spaces

Concept Design #2



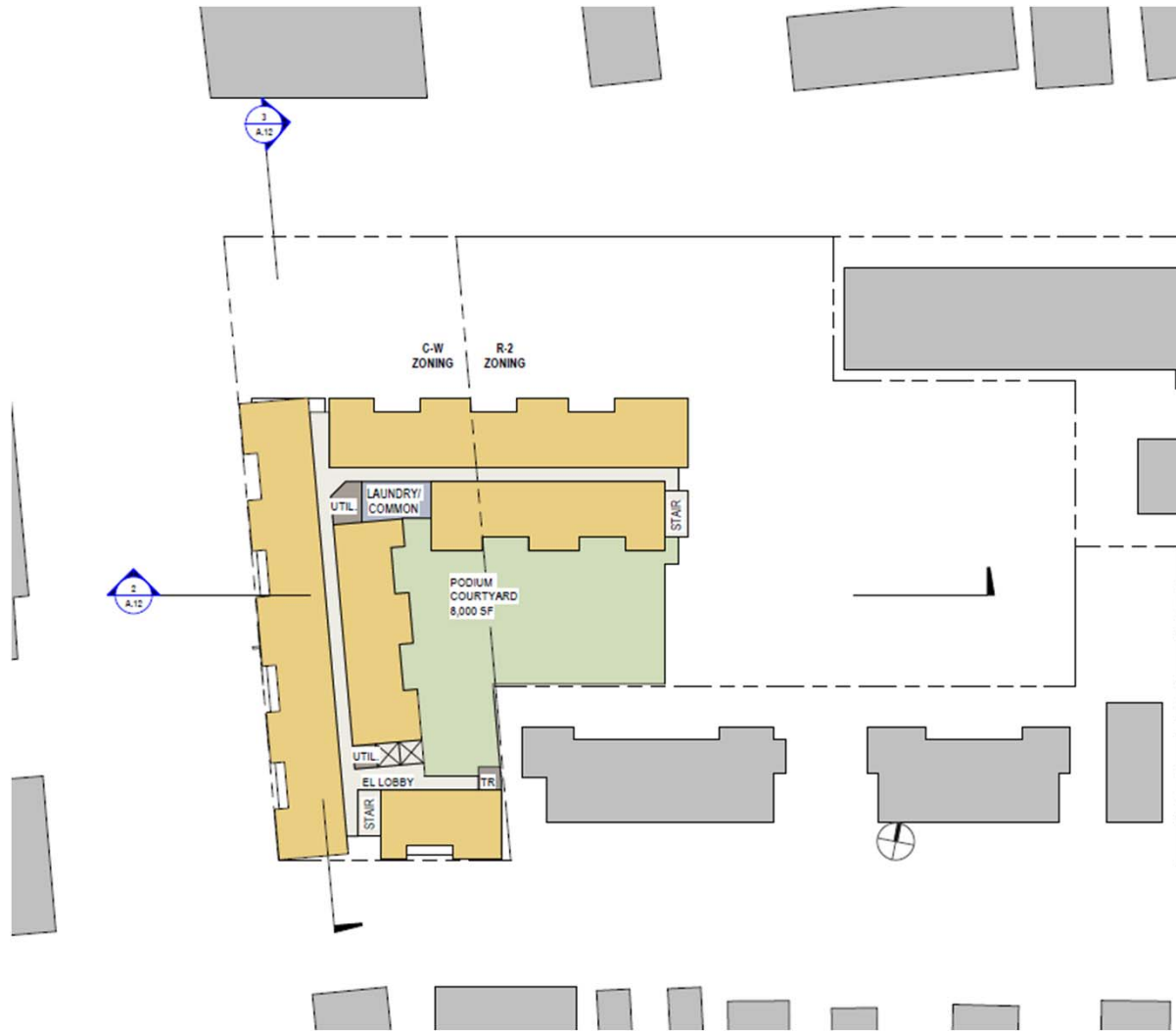
6 stories, 110 units,
55 parking spaces

Concept Design #2



First Floor Plan

Concept Design #2



Second Floor Plan



Sustainability

- All-electric building
- Maximize the potential for on-site renewable energy
- Provide storage and maintenance facilities for bicycles and other micro transit devices
- Provide wheelchair-accessible, raised garden beds in the courtyard for implementation of a community garden program
- Maximize the indoor air quality through high-quality ventilation and filtration systems and use of low VOC materials at all indoor spaces, and achieve either LEED or GreenPoint certification.
- Exploring onsite electric vehicle charging



Q&A

Next Steps





Join our mailing list!

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