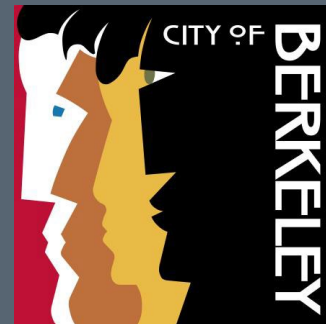




Local Density Bonus SOUTHSIDE AREA

November 2, 2022
Planning Commission



Local Density Bonus Background

City Council Referrals

1. Increase Development in the C-T (2016)
2. Pilot Density Bonus in the C-T (2017)

Planning Commission Meetings

1. Affordable Housing Requirements (March 2, 2022)
2. Local Density Bonus and Affordable Housing Overlay (July 7, 2022)

- Expand local density bonus program to all of Southside, not just C-T
- Use Skinner's SB 1227 for guidance

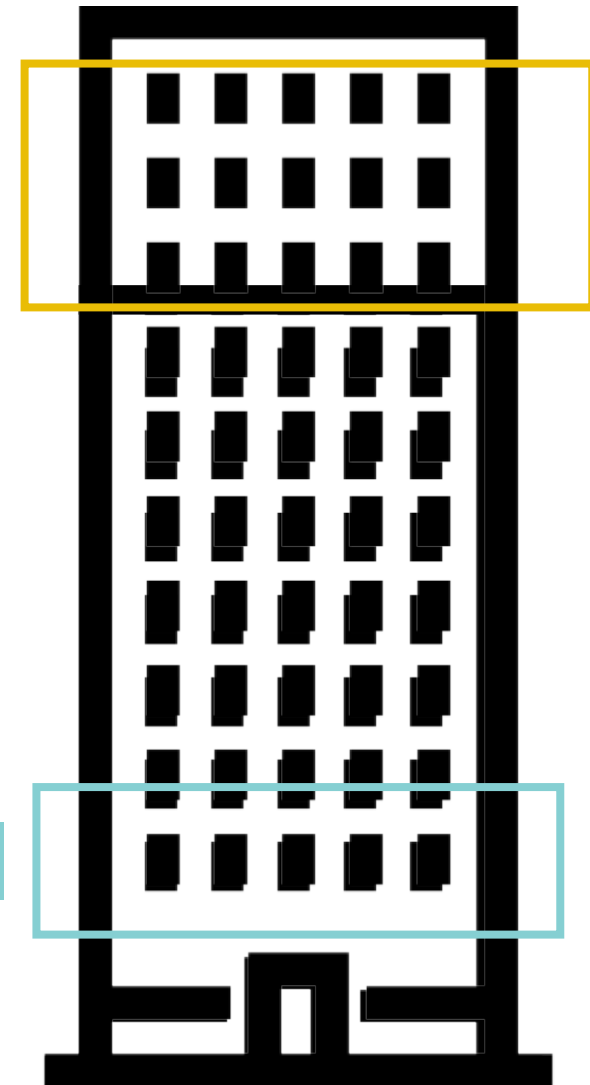
State Density Bonus Law

1. Project includes affordable units on-site
2. Project receives density bonus, with waivers and concessions, based on depth and number of affordable units

Challenges

- Family housing vs student housing unit types
- On-site services
- Monitoring and enforcement

Affordable Units



Density
Bonus

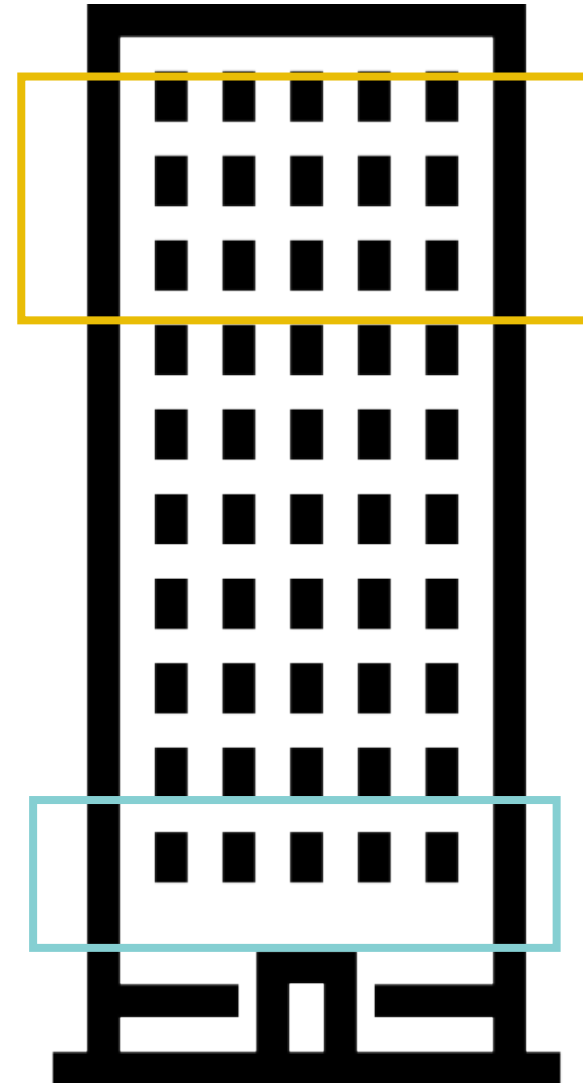
Student Housing Density Bonus Law (SB 1227)

1. Project includes 20% affordable student housing units on-site
2. Project receives 35% density bonus, with waivers and concessions

Challenges

- SB 1227 requires a master lease with the University
- Master leases **prohibited** under City of Berkeley – UC negotiated agreement

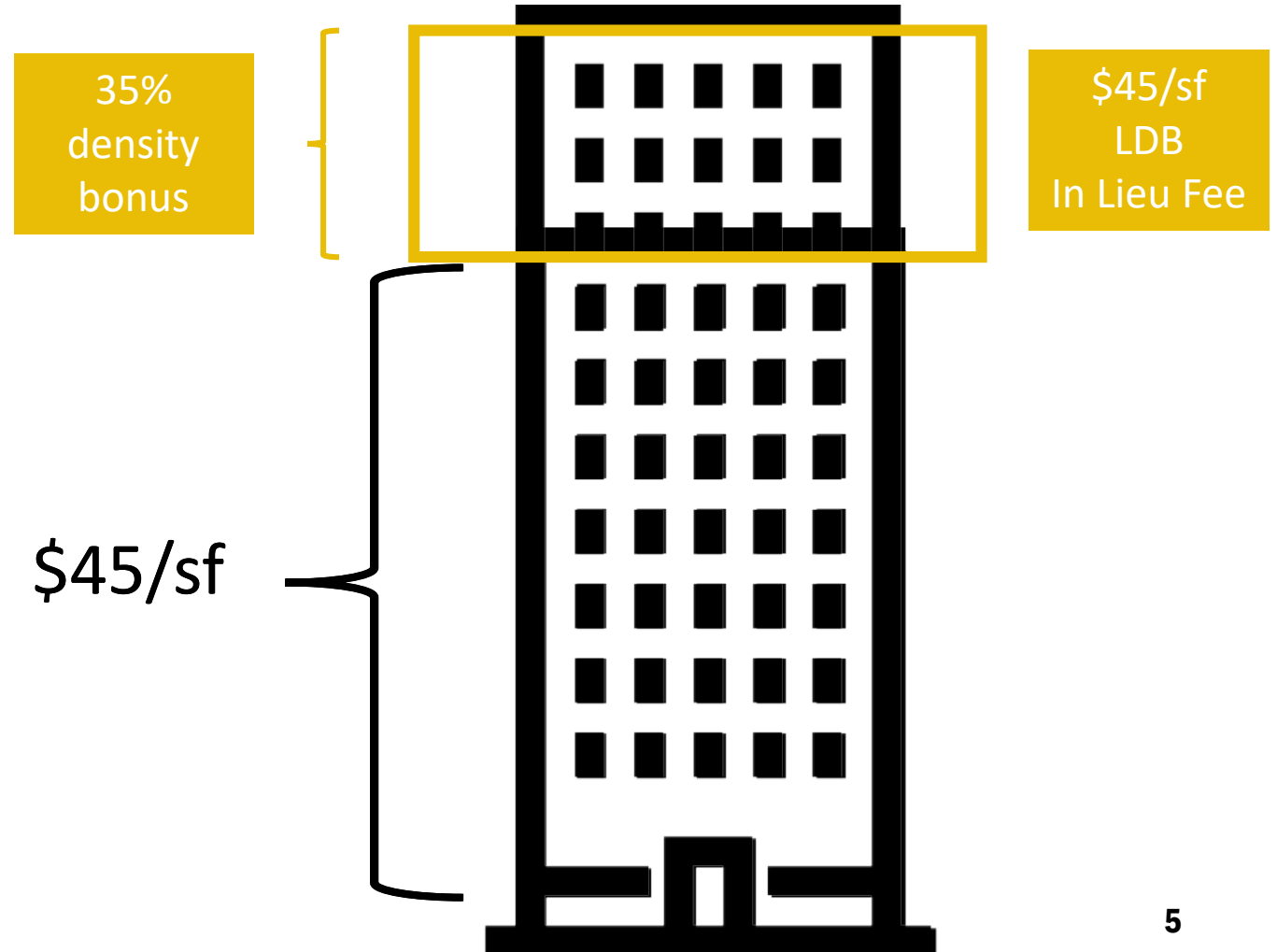
20% affordable student housing



35 %
Density
Bonus

Southside Local Density Bonus Proposal

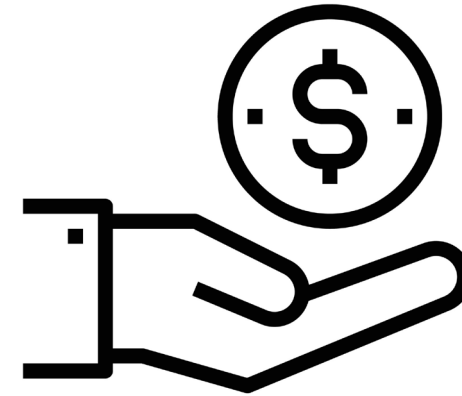
1. Project subject to **City's affordable housing requirements** (\$45 per square foot)
2. 35% **Local Density Bonus**
 - Density based on adopted Southside zoning standard
 - Bonus requires concession/waiver for height
3. **Local Density Bonus In-Lieu Fee** applied to Local Density Bonus square footage
 - Proceeds committed to Extremely Low Income and Homeless housing, per Council referral



Other Policy Considerations

- **Setting and scaling the Local Density Bonus In-Lieu Fee**

- Should the fee be the same as the Affordable Housing Free or higher/lower?
- Should the fee scale? Could a project pay a higher fee for a greater density bonus?



- **Concessions and Waivers**

- State Density Bonus currently includes up to 4 concessions/waivers based on the the number and depth of affordable units
- Should a Local Density Bonus Program mirror the State Density Bonus, or offer fewer concessions/waivers?
- Height and open space



Questions/Discussion

- Whether a Density Bonus In-Lieu Fee should be at a higher rate than the proposed Affordable Housing fee.
- Whether the density bonus should be scaled in proportion to the amount of Density Bonus In-Lieu Fee provided.
- Whether, and to what extent, the local density bonus program should reduce or restrict the number of waivers or concessions a project could utilize as compared to the State Density Bonus.