



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 5 ITEM A: HOUSING AFFORDABILITY STATEMENT

Submit a written statement describing the following:

1. *How the project complies with the Inclusionary Housing Ordinance*

Both sites contain for-rent housing and therefore comply with the City's Inclusionary Housing Ordinance. 2801 Adeline Street includes 84 Units, 2900 Shattuck Avenue includes 90 Units for a total of 174 Units

2. *Level of affordability that will be provided and/or amount of in lieu fee that will be paid*

In an effort to bring more affordable housing to the area in line with the efforts of the Adeline corridor plan, we are proposing to include all 20% (35 units) of affordable units at the 2900 Shattuck Avenue site. These units will comply with the standards outlined in section 50105 of California's Health & Safety Code for Very Low-Income and Low-Income Households.

3. *Number and location of any affordable units provided*

As mentioned above, we are proposing to provide 18 Very Low-Income (50% AMI) and 17 Low-Income (80% AMI) rental units in the 2900 Shattuck Avenue site.

4. *Size and amenities (bedrooms, bathrooms, parking facilities) of any affordable units*

These units will be a mix of Studio and 1-bedroom units ranging in size from 454 SF to 708 SF. Each unit will have a kitchen, bathroom, living, and sleeping areas.

They will share the common laundry room and amenity space, which is provided on each floor, along with the roof deck. The roof deck will have opportunities for a roof garden along with seating and BBQ areas.

Twenty shared surface parking spaces will be provided at 2900 Shattuck site.



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 5 ITEM B: ANTI-DISCRIMINATION HOUSING POLICIES

Submit a written statement answering the following questions and provide the requested documentation, if applicable:

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside of California?

No

2. If the answer to (1) is yes, which?

Not Applicable

3. If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have policies in individual states that prohibit discrimination based on sexual orientation, gender identity, and/or gender expression in the sale, lease, or financing of any dwelling units enforced on every property in the state or states where the applicant or sponsor has an ownership or financial interest?

Not Applicable

4. If the answer to (1) is yes, does the applicant or sponsor, as defined in (1), have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?

No

5. If the answer to (3) or (4) is yes, please provide a copy of that policy or policies as part of this application

Not Applicable



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 5 ITEM C: DENSITY BONUS ELIGIBILITY STATEMENT

Required for projects requesting a density bonus pursuant to Government Code Section 65915.

Submit the following information:

1. A written statement that includes the following information:
 - a. Number of "base project" units
 - b. Number and percent of affordable units and level of affordability
 - c. Percent density bonus requested and allowed pursuant to Government Code Section 65915
 - d. Waivers or modifications of development standards necessary to physically accommodate "density bonus" units (e.g., increased height or FAR, reduced setbacks or parking, etc.)
 - e. Explanation of why each waiver or modification is needed to accommodate "density bonus" units
 - f. If the project is requesting an incentive or concession, describe each incentive or concession being requested in addition to (or instead of) waivers or modifications necessary to accommodate density bonus
2. Plans showing a "base project" that complies with all applicable Zoning Ordinance requirements, without any additional Use Permits to waive or modify development standards.

The Berkeley Collection will not request any density bonuses. Our team has decided to comply with the requirements and findings outlined in Sections 23E.52.070.D.7 & 23E.52.090 where it does not meet the requirements of Section 23E.52.070.D.1-4.



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 5 ITEM D: AREA OF POTENTIAL EFFECTS (APE) STATEMENT

Required for projects seeking federal funds (either directly or through the City of Berkeley Housing Trust Fund).

Submit a statement identifying the project's "Area of Potential Effects" as defined in federal regulations (36 CFR Part 800). Contact the Housing Department at (510) 981-5400 for more information and requirements.

The Berkeley Collection is not currently seeking any Federal Funds or City of Berkeley Housing Trust Funds; therefore, no APE statement is required. However, the team is exploring the possibility of establishing 2900 Shattuck as fully affordable and pursuing tax credits and/or City of Berkeley Housing Trust Funds, and would provide the APE statement if/when applicable.



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 6 ITEM A: LANDSCAPE REQUIREMENTS

Submit the following:

1. *MWELO-compliant landscape documentation including a planting, grading, and irrigation plan. Water budget calculations are also required for landscapes of 2,500 square feet or more. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.*

This is in process and will be submitted after initial planning review as part of our response to any potential incompleteness letter.



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 6 ITEM B: NATURAL GAS PROHIBITION

Required for newly constructed buildings (buildings that have never before been used or occupied for any purpose).

Submit the following:

1. A statement that the building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80, or documentation to support an application for an exception or public interest exemption to the Natural Gas Prohibition if the conditions of BMC Section 12.80.040A.1 or 12.80.050 are met.

The project as designed will not include any natural gas infrastructure for heating or cooling.

Since these buildings are over 4 stories, we would like to request the ability to utilize gas for the emergency generator only that is required by the building code to supply power to egress lighting and, more specifically, egress elevators. We will obviously explore other emergency power sources as they become available.

2. A statement, and corresponding features on plans, that the proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd, 2019, including solar PV system, electric vehicle charging, and low-carbon concrete requirements. Building design must incorporate all-electric systems unless an exception or public interest exemption to the Natural Gas Prohibition is granted. Electric readiness and increased energy efficiency is required for any mixed-fuel building.

Project is designed to comply with the Berkeley Energy and Green Codes and will include the following:

- Roof top mounted solar PV System
- Electrical Charging stations
- Green Building Materials



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703

September 30, 2020

SECTION 6 ITEM C: GREEN BUILDING REQUIREMENTS

Required for newly constructed buildings and additions of more than 20,000 square feet for projects located in the Downtown area (Commercial-Downtown Mixed Use District, generally bounded by MLK Jr. Way to the west, Dwight Way to the south, Oxford Street to the east, and Hearst Avenue to the north).

Submit the following:

1. A completed LEED Checklist (typically for commercial projects), showing that the proposed project is on track for LEED Gold certification or above, or a completed GreenPoint Rated (GPR) Checklist (for residential and most mixed-use projects), showing that the proposed project is on track for GPR Silver certification or above.

Please see attached GreenPoint Rated Checklist and summary below

Greenpoint Checklist - Summary	Points Achieved	Community	Energy	OAQ/Health	Resources	Water
		Possible Points				
Total Available Points in Specific Categories	404	46	141	69	94	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	126.0	11.0	35.0	28.5	36.5	15.0