



Office of the City Manager

CONSENT CALENDAR  
May 12, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Gilman, Director, Health, Housing, and Community Services

Subject: Contract No. 32300108 Fifth Amendment: Street Level Advisors, LLC for Housing Consulting Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager, or designee, to execute a fifth amendment to Contract No. 32300108 with Street Level Advisors, LLC increasing the contract by \$146,310 for consulting services in a total amount not to exceed \$562,260, with a contract end date of September 30, 2027.

FISCAL IMPACTS OF RECOMMENDATION

After the amendment, the total not-to-exceed amount of this contract will be \$562,260. The additional \$146,310 in funding will come from the administrative/program delivery set-aside portion of the Affordable Housing Mitigation Fee fund (Fund #120) and through the Ashby East Lot Exclusive Negotiation Agreement (ENA) payments (Fund #353), which will be made available for housing development consulting services through FY2026 Annual Appropriations Ordinance #2 and the FY2027 Annual Appropriations Ordinance #1, respectively.

CURRENT SITUATION AND ITS EFFECTS

The City has a contract with Street Level Advisors, LLC (SLA) to provide project management, community engagement, and technical expertise for the affordable housing programs implemented by the Department of Health, Housing, and Community Services' Housing and Community Services Division (HHCS/HCS). The initial contract along with the amendments are focused on maximizing the affordable housing potential of the proposed residential developments at the North Berkeley BART and Ashby BART sites. The contract also provides support for HCS' ongoing policy and programmatic work to implement the Housing Trust Fund (HTF) and inclusionary housing programs. This will be the fifth amendment to the contract to continue the ongoing affordable housing support for the North Berkeley and Ashby West BART sites, and ongoing support of the Ashby East Lot site, which will include support in developer selection, land negotiation, ENA negotiations, land transfer, and Surplus Lands Act compliance. The ENA will include payments owed by the selected development team to the City to cover staff and consultant time. It will also include clarifying and strengthening the City's partnership with the Berkeley Housing Authority (BHA) and its nonprofit arm, Affordable

Housing Berkeley, Inc (AHB) as it relates to the development of affordable housing at the BART sites.

Effective January 1, 2026, local agencies are required to satisfy noticing requirements for certain contracts for services that meet the criteria outlined in Government Code Section 3504.1 as amended by AB 339. This project does not meet the criteria in Government Code Section 3504.1 and is exempt from the noticing requirement.

### BACKGROUND

The Berkeley City Council committed \$53 million for the development of at least 35% affordable housing at the proposed residential housing development projects at North Berkeley and Ashby BART stations. City staff are working closely with BART and the selected development teams to maximize the affordability at each site and ensure a transparent and fair commitment to affordable housing. The scope of work has expanded in 2025 and 2026 to support the City Request for Proposals (RFP) for the East Lot and subsequent developer selection and negotiation processes. Additionally, BHA and AHB are critical partners in ensuring deep affordability at the BART sites, as their allocation of project-based Section 8 vouchers supports project feasibility and competitiveness for state funding sources. SLA continues to provide critical support to advance a transparent and fair commitment to affordable housing through policy planning and pre-development review.

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no environmental impacts related to amending the consultant contract.

### RATIONALE FOR RECOMMENDATION

Staff are continuing to work diligently with SLA to facilitate the affordable housing plans underway at Ashby and North Berkeley BART sites. The affordable housing plans for each site are unique and require complex financial and policy analysis that SLA has deeply engaged on and continues to be well suited to perform. While BART managed the developer selection processes at the North Berkeley BART and Ashby BART West lot sites, the City will be responsible for setting priorities and selecting developers for the Ashby BART East lot site. Working with SLA will ensure that the City advances these complex projects efficiently.

### ALTERNATIVE ACTIONS CONSIDERED

The Council may choose not to extend the contract. Staff will not be able to adequately support the BART housing projects or complete programmatic work without additional support from Street Level Advisors, LLC.

### CONTACT PERSON

Kelly deWolfe, Community Development Project Coordinator, HHCS, (510) 981-5424

Contract No. 32300108 Fifth Amendment:  
Street Level Advisors, LLC for Housing Consulting Services

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Attachments:  
1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 32300108 FIFTH AMENDMENT: PERSONAL SERVICES  
CONTRACT WITH STREET LEVEL ADVISORS, LLC

WHEREAS, the City Council established a Housing Trust Fund (HTF) program to assist in the development and expansion of affordable housing to low- and moderate-income persons who either work or reside within the City of Berkeley, and authorized the City Manager to implement the HTF program; and

WHEREAS, this contract is exempt from the noticing requirements set forth in Government Code Section 3504.1; and

WHEREAS, on October 15, 2022, the Health, Housing and Community Services Department entered into a contract with Street Level Advisors, LLC (contract # 32300108) to provide project management and technical support to the City's affordable housing projects at the North Berkeley and Ashby BART stations for a total not to exceed \$49,500; and

WHEREAS, on May 9, 2023, Resolution 70,803 N.S., the City Council authorized a contract amendment with Street Level Advisors, LLC to increase the contract by \$50,000 for a total not to exceed amount of \$99,500; and

WHEREAS, on May 7, 2024, Resolution 71,300 N.S., the City Council authorized a contract amendment with Street Level Advisors, LLC to add up to \$100,000 for a total not to exceed amount of up to \$199,500 with a contract end date of June 30, 2025; and

WHEREAS, on February 11, 2025, Resolution 71,659 N.S., the City Council authorized a contract amendment with Street Level Advisors, LLC to add up to \$180,000 for a total not to exceed amount of up to \$379,500 with a contract end date of June 30, 2026; and

WHEREAS, on September 16, 2025, Resolution 71,959 N.S., the City Council authorized a contract amendment with Street Level Advisors, LLC to add up to \$36,450 for a total not to exceed amount of up to \$415,950 with a contract end date of December 31, 2026; and

WHEREAS, City staff identified a continued need for support in the development of the North Berkeley and Ashby West BART sites, and additional support with developer selection and negotiation for the Ashby East BART site; and

WHEREAS, \$146,310 will be available in the FY27 budget from Fund 120 and Fund 353 for Street Level Advisors to assist the City in its work on the BART site developments.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager, or designee, is authorized to amend Contract No. 32300108 with Street Level Advisors, LLC for personal services to add up to \$146,310 for a total not to exceed amount of up to \$562,260 with a contract end date of September 30, 2027.

May 12, 2026

BE IT FURTHER RESOLVED that the City Manager, or designee, is hereby authorized to execute all original or amended documents or agreements to effectuate this action; a signed copy of said documents, agreements and any amendments will be kept on file in the Office of City Clerk.

