



Office of the City Manager

CONSENT CALENDAR
September 16, 2025

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 Amendment: Street Level Advisors, LLC for Housing Consulting Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager, or designee, to execute a fourth amendment to Contract No. 32300108 with Street Level Advisors, LLC increasing the contract by \$36,450 for consulting services in a total amount not to exceed \$415,950, with a contract end date of December 31, 2026.

FISCAL IMPACTS OF RECOMMENDATION

After the amendment, the total not-to-exceed amount of this contract will be \$415,950. The additional \$36,450 in funding will come from the administrative set-aside portion of the Affordable Housing Mitigation Fee fund (Fund #120), which will be made available for housing development consulting services through FY2026 Annual Appropriations Ordinance #1.

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 fourth amendment to the contract to continue the ongoing affordable housing support for the BART sites, including 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.

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. 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 BART west lot as well as the ongoing development for North Berkeley BART. The affordable housing plans for each site are unique and require complex financial and policy analysis. 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. The scale and complexity of the project work required exceeds HHCS/HCS' current capacity.

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

Asavari Devadiga, Community Development Project Coordinator, HHCS, 510-981-5426

Attachments:
1: Resolution

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

CONTRACT NO. 32300108 FOURTH 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, 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; and

WHEREAS, on May 9, 2023, 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, 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, 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, City staff identified a need for support to clarify and strengthen the relationship with Berkeley Housing Authority in relation to the development of the BART sites; and

WHEREAS, \$36,450 is available in the FY26 budget from Fund 120 for Street Level Advisors to assist the City in its work with BHA.

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 \$36,450 for a total not to exceed amount of up to \$415,950 with a contract end date of December 31, 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.

