

Lapira, Katrina

From: Toni Mester [mailto:tonimester@comcast.net]
Sent: Friday, January 10, 2020 7:50 AM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: 1500 San Pablo Avenue

To: The Planning Commission and staff
From: Toni Mester
RE: 1500 San Pablo Avenue Condo Conversion
January 10, 2020

The staff report includes this paragraph:

C. Inclusionary Housing Requirements and Affordable Housing Mitigation Fee This project, as approved by ZAB on May 12, 2016 (Use Permit #ZP2015-0043), provides 16 on-site rental units affordable to VLI households. This provision meets the requirements of State Density Bonus for rental projects. When units are sold as condominiums, Density Bonus will need to be recalculated for ownership units. Similarly, when units are sold as condominiums, the project will be subject to provisions of the Inclusionary Housing Ordinance (BMC 23C.12) for ownership units. This project is also subject to the provisions of BMC Section 22.20.065 (Affordable Housing Mitigation Fee) and partially meets these requirements with the 16 rental units affordable to VLI households. The HHCS Department will monitor and enforce the applicable provisions of the ordinances and regulations

These statements need to be explained.

1. Will ALL of the units be converted to condos or only some, for example, the townhouses?
2. How will the units be “recalculated for ownership units.” Please provide the legal basis for this calculation and provide examples.
3. What are the provision of the Inclusionary Housing Ordinance that are relevant to condo conversion. Please provide excerpts of the law and show how it will be interpreted and applied.
4. What part meets the requirements with the 16 rental units affordable to VLI households? Does that mean those rental units will NOT be converted to condos?
5. What other part meets the requirements of the Inclusionary Housing Ordinance.

Thanks you for these clarifications,
Toni