

# NBHP North Berkeley Housing Partners

BRIDGE Housing | Insight Housing | EBALDC

November 7th, 2025

## Secretary Snow Zhu and Berkeley Housing Advisory Commission (HAC)

Heath, Housing, and Community Services  
2180 Milvia Street  
Berkeley, CA 94704

## RE: Support for the North Berkeley BART Project and Funding Reservation

Dear Secretary Snow Zhu and Commissioners,

North Berkeley Housing Partners (NBHP) is writing in support of extending the City of Berkeley's reservation of \$26M to the North Berkeley BART TOD. NBHP greatly appreciates our partnership and collaboration with the City of Berkeley to help deliver this transformative project. These 739 new homes, over half of them affordable, will reshape the North Berkeley BART parking lot into a new gathering, living, and transit space. We are honored to deliver on a longstanding vision for high quality, dense, transit-oriented affordable housing in North Berkeley. Your support makes this project possible.

Since Resolution 71's approval in June of 2024, where the City of Berkeley committed \$26M to bring the North Berkeley BART TOD to life, the development team has achieved significant milestones:

- August 2024: BRIDGE Phase I was awarded \$50M in AHSC Loan and Grant funds which will not only go to support the construction of the building but also a series of transit infrastructure projects around North Berkeley.
- August 2024: The EBALDC and Insight/ BRIDGE projects received \$3M in BAHFA predevelopment funding.
- October 2024: BART in collaboration with the development team, received \$25M Grant from the Transit and Intercity Rail Program to fund infrastructure improvements across the site.
- December 2024: The project completed the entitlement process with an approved Conditions of Approval.
- April 2025: In collaboration with BHA and AHB, the Insight/BRIDGE project and the EBALDC Project received a total of 65 project based vouchers. In collaboration with the VA, the Insight/BRIDGE project also received a commitment of 35 VASH Vouchers. A massive boost to ensure the longevity of affordable and permanent supportive housing at North Berkeley BART.
- May 2025: BART in collaboration with the development team received \$2M Grant from the Alameda County Transit Commission for upgrades to the BART Access Road.
- August 2025: BRIDGE Phase I was awarded \$3.5M in IIG grant funds for infrastructure improvements.
- September 2025: The Insight/BRIDGE Permanent Supportive Housing project submitted their project for Building Permits.

In total, we have raised \$83.5M in funds over the past year! However, the project team needs more time to secure the funding needed to bring the 3 affordable projects of Phase I to fruition. Over the next 12 months we plan on continuing our success in the following ways:



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- November 2025: The EBALDC project will submit for building permits
- December 2025: The BRIDGE Phase I project will submit for building permits
- January 2026: BRIDGE Phase I will submit a Tax Credit and Bond application to complete its financing. Based on recent rounds, the BRIDGE Phase I project will be one of the highest scoring projects, and the team is confident that an award can be achieved.
- March / April 2026: The EBALDC and Insight Projects plan to submit to AHSC and SuperNOFA
- October 2026: BRIDGE I will break ground on its building as well as the Transit Plaza, BART Access Road, and other transit infrastructure improvements.

The project is moving quickly on pace to break ground in 2026 and have the first residents of the North Berkeley BART TOD arrive as early as the summer of 2028. This project would not be possible without support from the City of Berkeley and HAC on the extension of North Berkeley BART TOD's \$26M reservation. We are building something great together and look forward to continuing our progress.

Sincerely,



**Smitha Seshadri**  
Executive Vice President NorCal  
BRIDGE Housing Corporation



**Calleene Egan**  
Chief Executive Officer  
Insight Housing



**Liz Probst**  
Director of Real Estate  
EBALDC

