

# Beaugard Rezoning - Implementation City Council Work Session



February 12, 2013 @ 5:30 PM

# Agenda

- Beauregard Rezoning Advisory Group – Process
- Housing
- Developer Contributions
- Land Use
- Transportation



# Beauregard Rezoning Advisory Group - Process

## **Mission:**

*Provide recommendations to City staff on the rezoning(s) within the Beauregard Small Area Plan to ensure consistency with the Beauregard Small Area Plan (excluding affordable housing).*

## **Members:**

David Baker, Chair  
Stephen Beggs (Parks & Recreation Commission)  
Donald Buch (At-Large)  
Mike Caison (AHAC)  
David Cavanaugh (At-Large)  
Donna Fossum (Planning Commission)  
Carolyn Griglione (At-Large)  
Hector Pineda (At-Large)  
Kevin Posey (Transportation Commission)  
Cathy Puskar (Developer Representative)  
Josh Sawislak (Environmental Policy Commission)

## Meetings Held:

July 16, 2012  
August 15, 2012  
August 22, 2012  
October 1, 2012  
October 24, 2012  
November 14, 2012  
December 1, 2012  
December 12, 2012  
January 26, 2013  
February 11, 2013

## Upcoming Meetings:

February 28, 2013

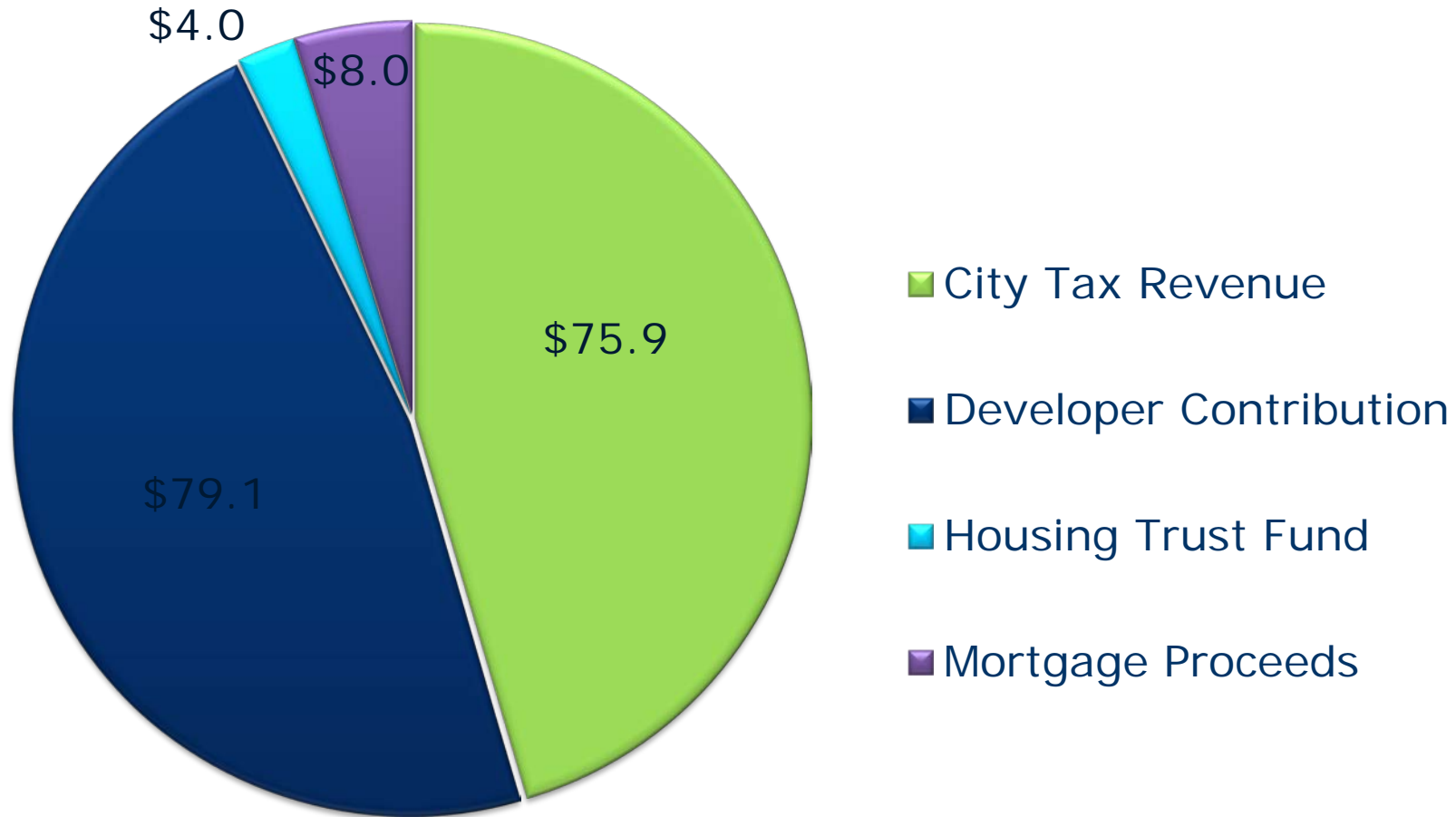


# Affordable Housing in the Beauregard Rezoning

- The adopted Plan = 800 committed affordable and workforce units
- 40 year affordability period
- Affordability to be “bought down” among units in existing and new buildings
- Nonprofit and other partners engaged



# Funding Plan for 800 Units Adopted in 2012



Funding in Millions: Total funding sources = \$167 million\*

\* reflects CPI-adjusted sources through 2042, but excludes the 100 donated units

## Housing-Related Actions Since Plan Adoption

- Tenant Survey
- Negotiations with Developers
- Discussions with AHAC and Landlord Tenant Board:
  - Tenant Assistance and Relocation Plan/Selection Criteria for Committed Affordable Units
    - EOC provided comments to L-T Board
  - Allocation of 800 units by household income
- AHAC, Tenant-Landlord Board and community meetings



# Affordable Housing in the Beauregard Rezoning

- AHAC charged with recommendations regarding the allocation of units
- AHAC modeled allocation scenarios and costs
- AHAC reviewed draft Tenant Assistance and Relocation Plan and the draft Selection Criteria for committed units.
- AHAC provided feedback to the Landlord Tenant Board

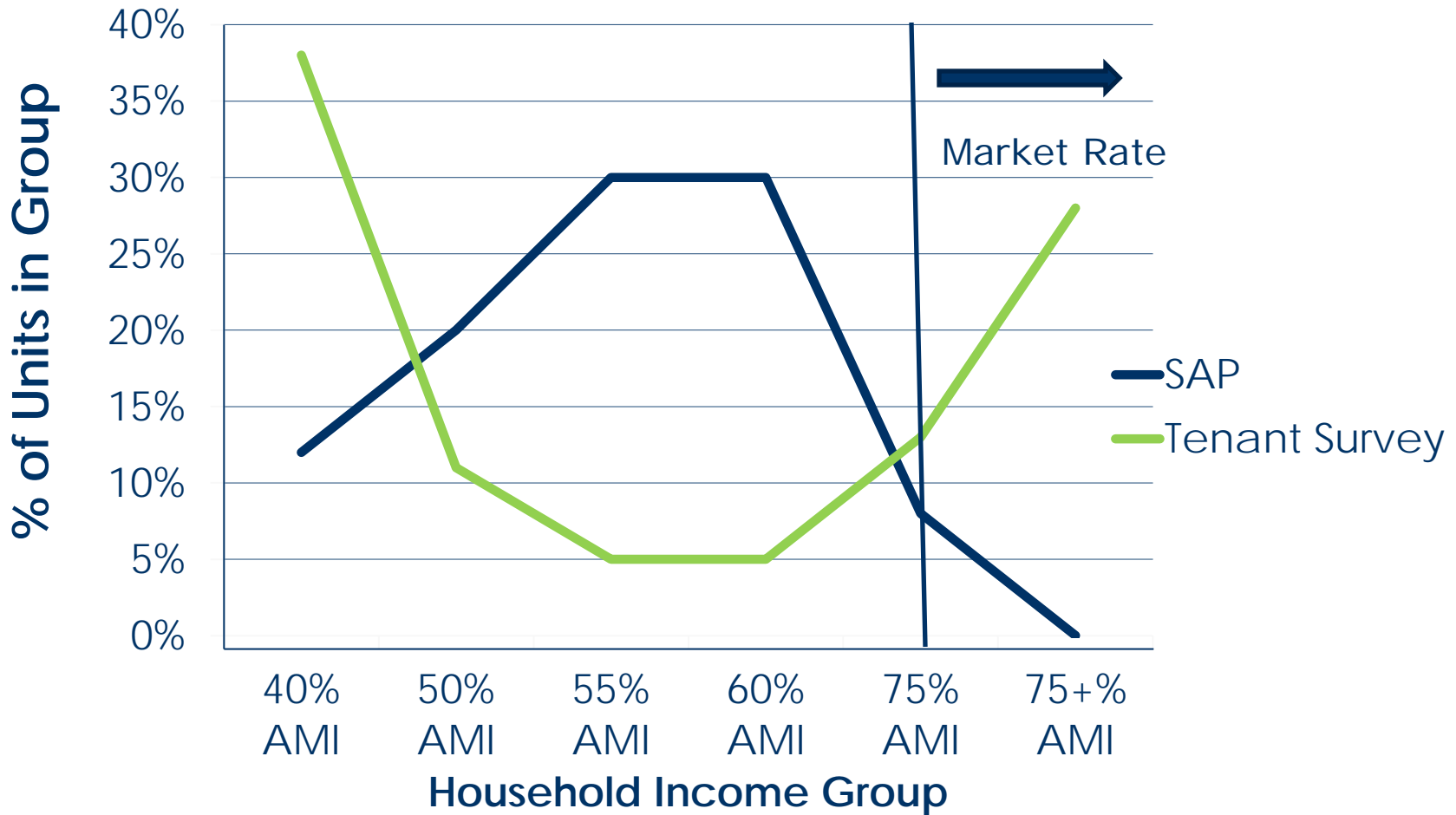


# Affordable Housing in the Beauregard Rezoning

- Issues analyzed by AHAC:
  - Types of units to be provided (including “right sizing”)
  - Ranges of incomes to be served
  - Principles to achieve geographic distribution
  - Projected costs per the proposed “buy down” formula
  - Opportunities for leverage
  - Impacts to affordable housing if the redevelopment timeline changes



# Adopted Plan vs. Surveyed Household Income



# Allocation Analysis of 800 A/W Units

Analysis Title	AMI Served Distribution						Funding Result
	40%	50%	55%	60%	75%	> 75%*	
<b>TENANT SURVEY RESULTS</b>							
Tenant Survey Results (All Participants)	38%	11%	5%	5%	13%	28%	
Tenant Survey Results (Households <75% AMI)	52%	16%	7%	7%	18%	NA	
<b>DISTRIBUTION ANALYSIS</b>							
A. Small Area Plan Distribution	12%	20%	30%	30%	8%	0%	\$30,556
B. Tenant Survey (TS) Distribution (HH <75% AMI)	52%	16%	7%	7%	18%	0%	(\$40,516,620)
C. TS Distribution – Right Sizing (RS)	52%	16%	7%	7%	18%	0%	(\$25,200,531)
D. TS Results – 10% Leverage (L)	52%	16%	7%	7%	18%	0%	(\$15,469,252)
E. TS Results – RS and L Combined	52%	16%	7%	7%	18%	0%	(\$999,763)
F. TS Results – RS and L – No 55% AMI Units	52%	16%	0%	14%	18%	0%	(\$323,103)
G. RS and L - Alternative Distribution # 1	42%	26%	0%	22%	10%	0%	\$12,210



# AHAC: Proposed Allocation of Committed Units

- 800 affordable and workforce units over time
- Consistent with tenant survey findings, but subject to future review
- Many more deeply subsidized (40-50% AMI) units
- Maximizes efficient use of donated and existing unit resources
- Nonprofit collaboration and third party leverage
- Options for three bedroom units
- Right sizing when appropriate



# Proposed Allocation of Committed Units 2015-2043

Income Group	Efficiency	1BR	2BR	3BR	Totals	%
40% of AMI	54	147	170	34	405	51%
50% of AMI	14	40	59	17	130	16%
55% of AMI	6	17	26	10	59	7%
60% of AMI	7	20	25	9	61	8%
75% of AMI	19	54	56	16	145	18%
	<b>100</b>	<b>278</b>	<b>336</b>	<b>86</b>	<b>800</b>	<b>100%</b>

*\*Reflects a final distribution of Lynbrook Units after Conveyance to the City*

*\*AHAC endorsed*



# Proposed Allocation of Committed Units

- Draft plan being finalized
- Tax Credit funding added

<b>Draft Funding Plan (subject to change)</b>	
Developer Contributions	\$79.1 Million
City Tax Increment	\$76.6 Million
Mortgage Proceeds	\$8.0 Million
Housing Trust Fund	\$4.0 Million
Tax Credits	\$35.3 Million
Total	\$203.0 Million

*\*Reflects impact of inflation from 2015-2043*



# Draft Tenant Assistance and Relocation Plan

Plan applies to households in units to be demolished.

**Developers will provide a Coordinator and City will monitor relocation process.**

Landlord Tenant Board has achieved consensus on key principles:

Notice and communication: 9 months/120 days

Relocation Coordinator to:

- Determine household's **qualification as tenant in good standing and for other income-based assistance**
- All tenants in good standing will receive **financial assistance**
- Tenants in good standing **<75% AMI receive referrals to comparable units** and other affordable housing resources
- Tenants in good standing will be **minimally screened**

Relocation resources include Southern Towers – Berkeley, JBG properties and Seminary Towers.



# Draft Selection Criteria for Committed Units

City to survey all households before first relocation

City to prioritize and select households for committed affordable and workforce housing as available

City to manage and maintain the waiting list

Funding of master relocation coordinator by city recommended

**Income qualified households in residence on the date of Plan approval (May 12, 2012) receive the highest priority.**

- Income at or below 40% AMI
- Child/children in Ramsay or John Adams Elementary Schools
- 62+ years old and/or disability
- Tenure in Plan area (3+ years/10+ years)
- Employment in or near Plan area
- Prior relocation



# Meetings Held through January

## **July and August 2012**

AHAC and community meetings re relocation best practices and update on tenant survey

## **September 2012**

AHAC presentation re results of tenant survey

AHAC Town Hall re tenant survey

## **October 2012**

Landlord Tenant Board prepares draft Tenant Assistance and Relocation Plan

## **November 2012**

Presentation and discussion of draft Tenant Assistance Plan to AHAC

## **December 2012 and January 2013**

AHAC discussed draft Tenant Assistance Plan. Presentations regarding possible allocation scenarios and costs based on staff analysis of survey results. AHAC provided feedback for Landlord Tenant Board on Tenant Assistance and Relocation Plan. EOC and SSAB also provided input.



# Housing in the Beauregard Rezoning

## February Meetings:

Landlord Tenant Board – February 6 (public hearing)

Affordable Housing Advisory Committee (AHAC) - February 7

AHAC Town Hall (Ramsay Elementary) – February 9

City meeting with nonprofit developers and others - February 11

AHAC – February TBD



# Neighborhoods



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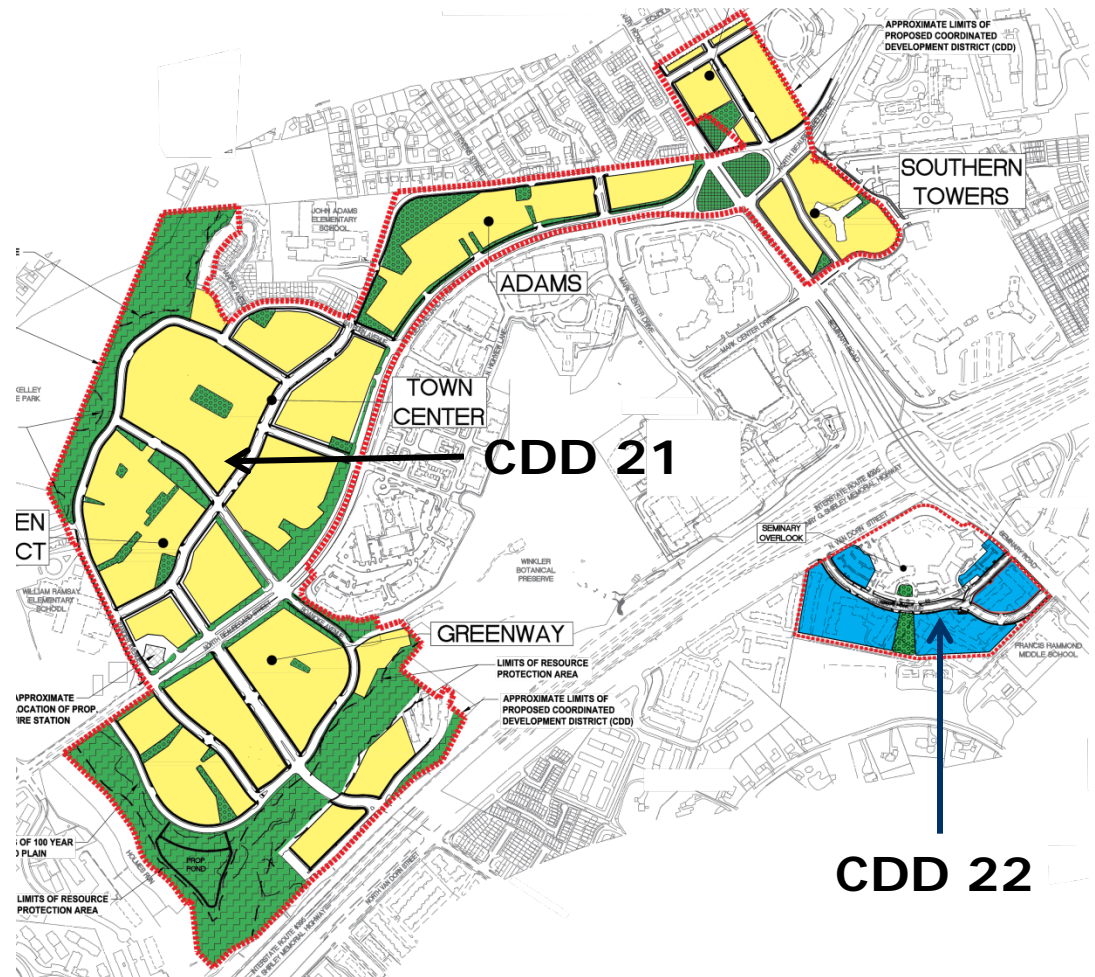


# Developer Contributions

- Dedicated Beauregard Fund
- Two Components/Neighborhood
- Paid at Certificate of Occupancy Permit
- Overall Implementation
- Triggers
- Staff is working with applicant on conditions to address required level of contributions in event of less than full-build out

# CDD Zoning

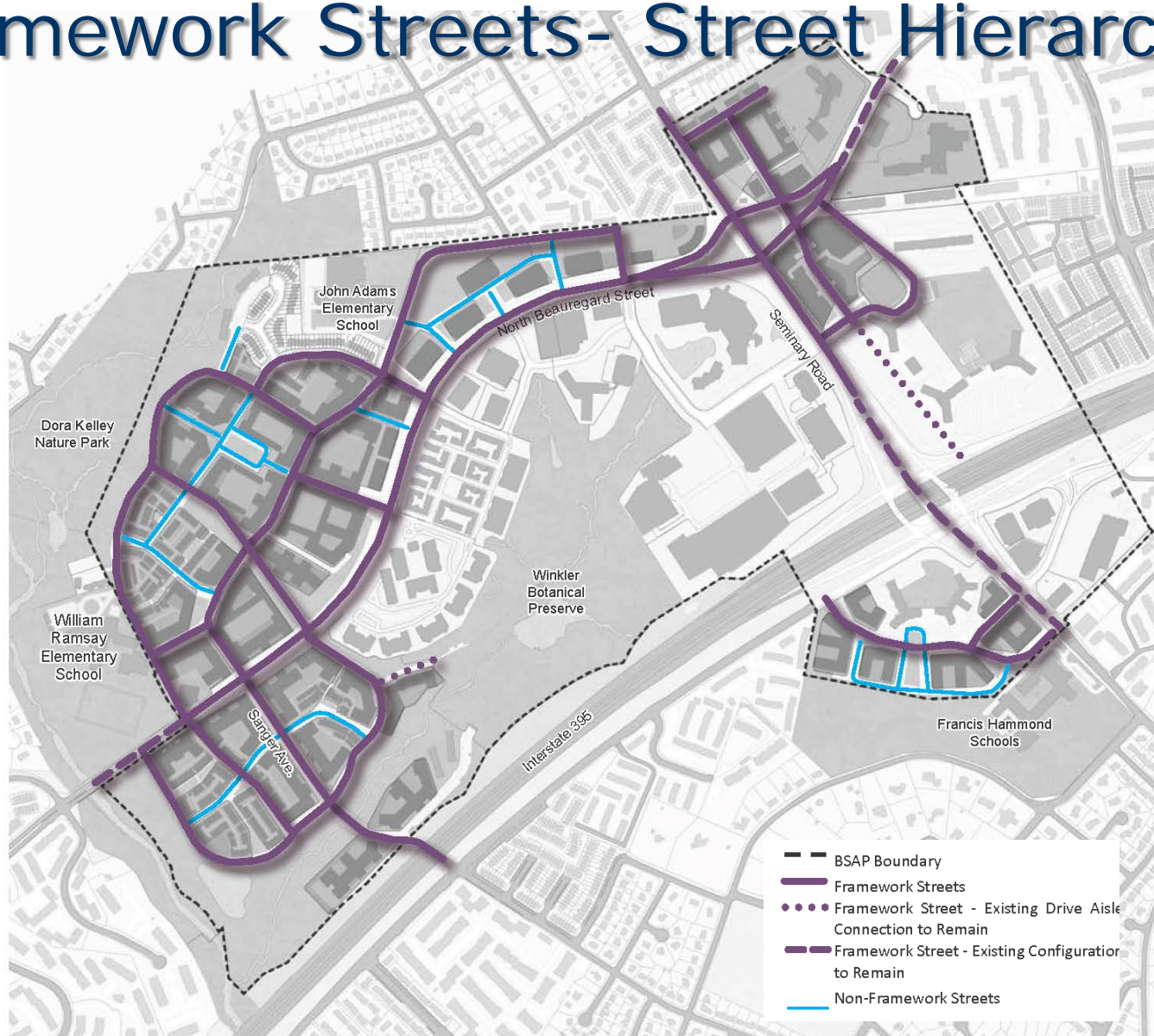
- Rezoning – CDD Zones (CDD#21, CDD#22)
- Design Standards - Guidelines
- CDD Concept Plan



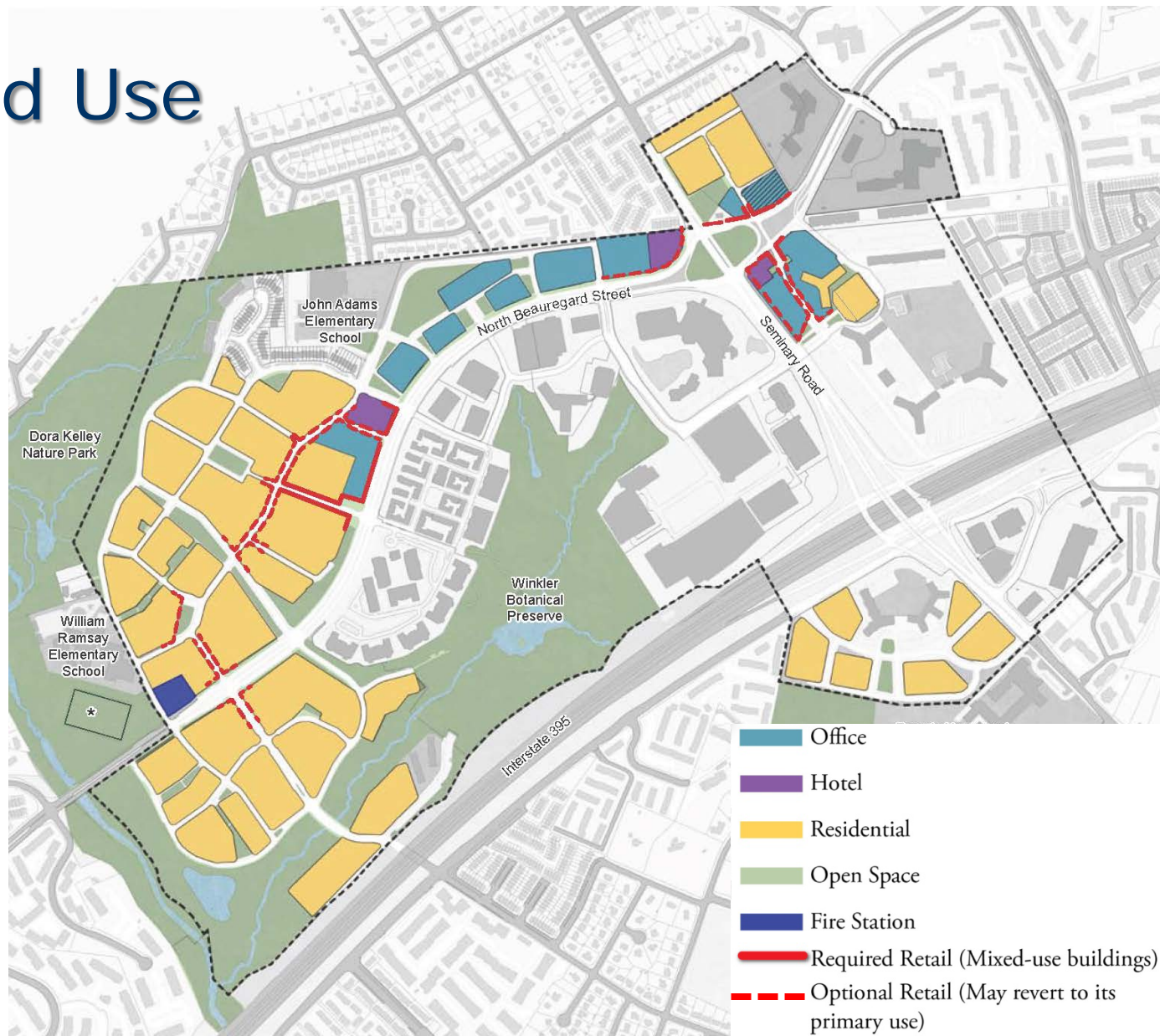
# Existing vs Plan



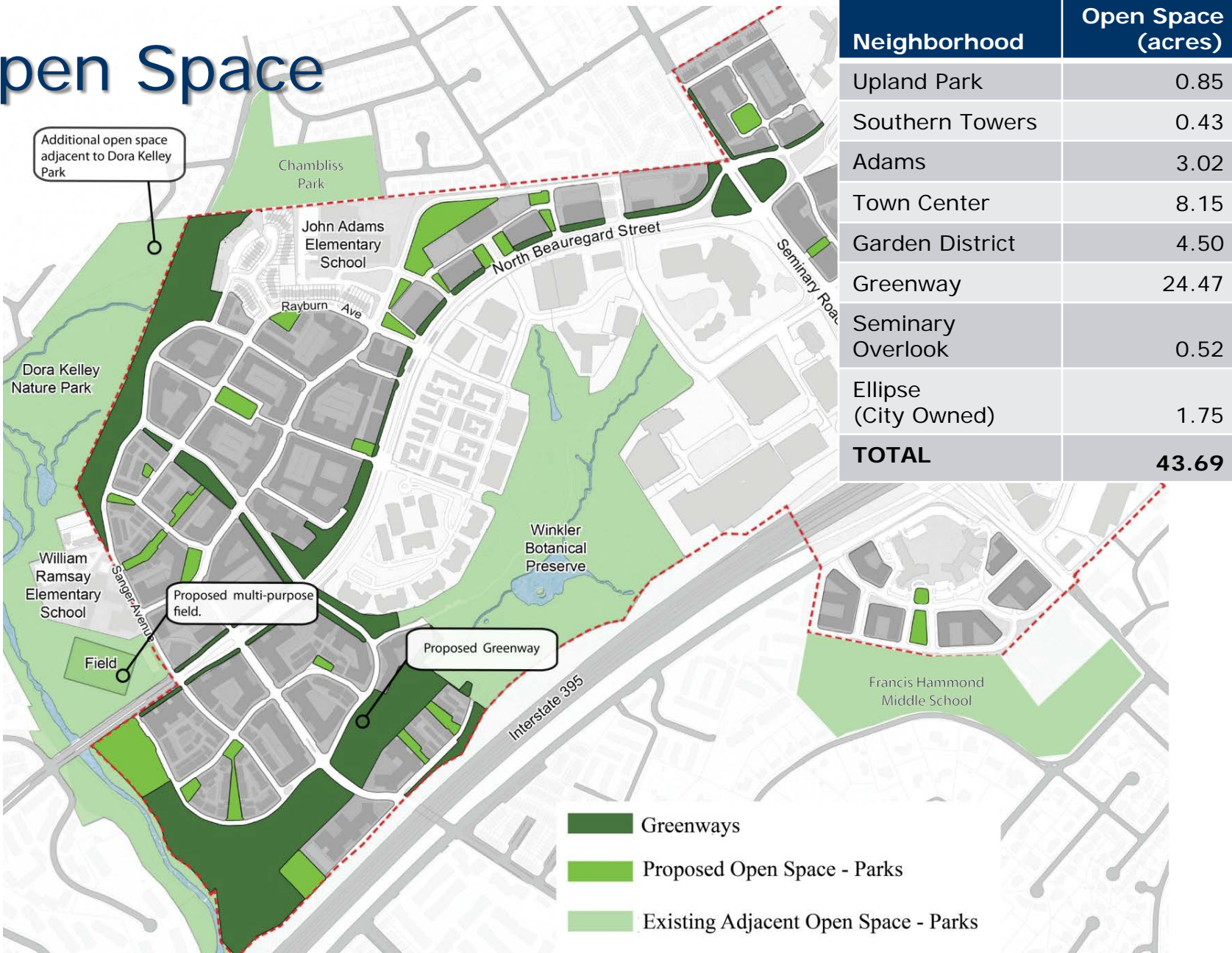
# Framework Streets- Street Hierarchy



# Land Use



# Open Space



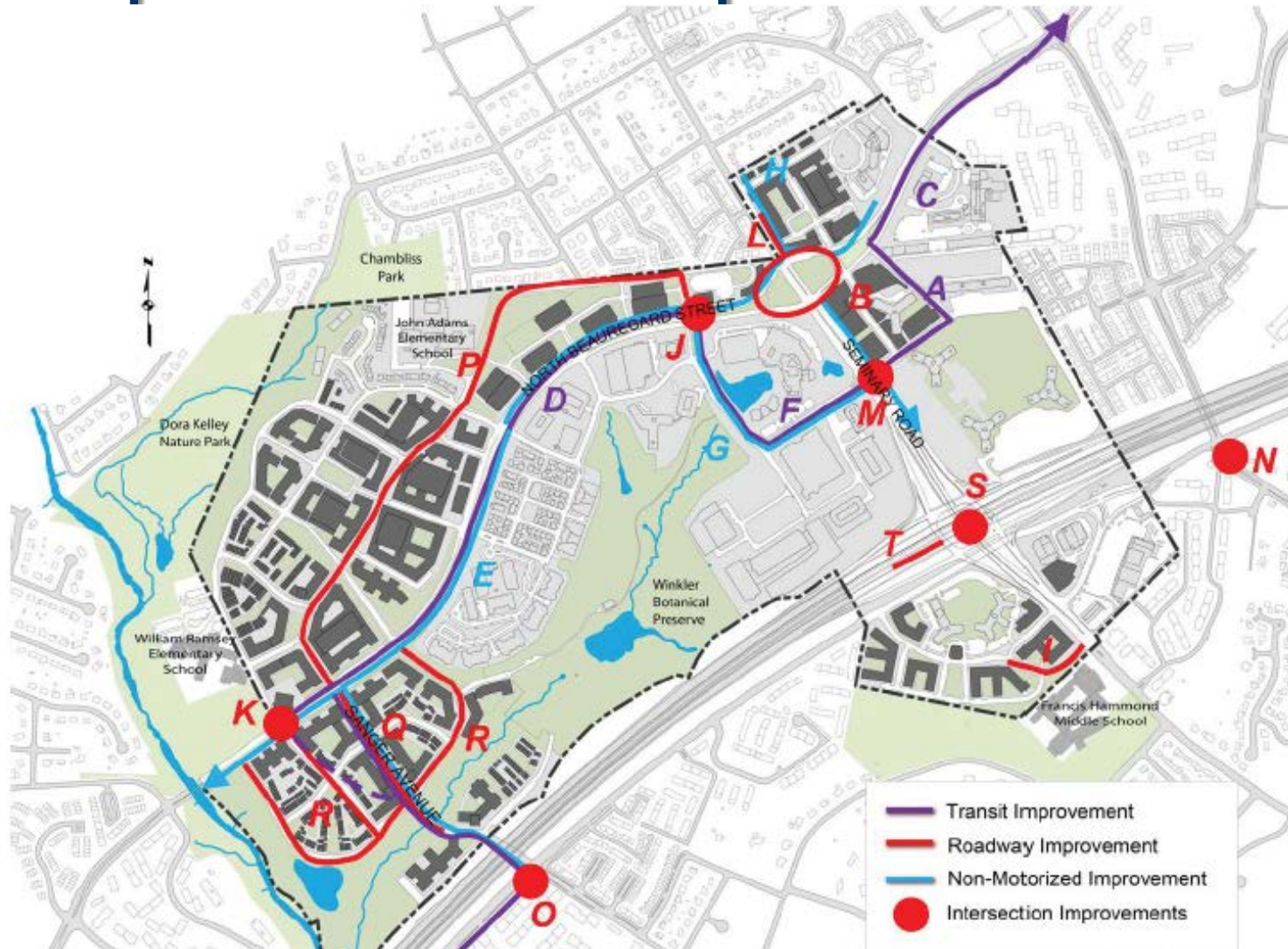
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# Parking - Location - Amount

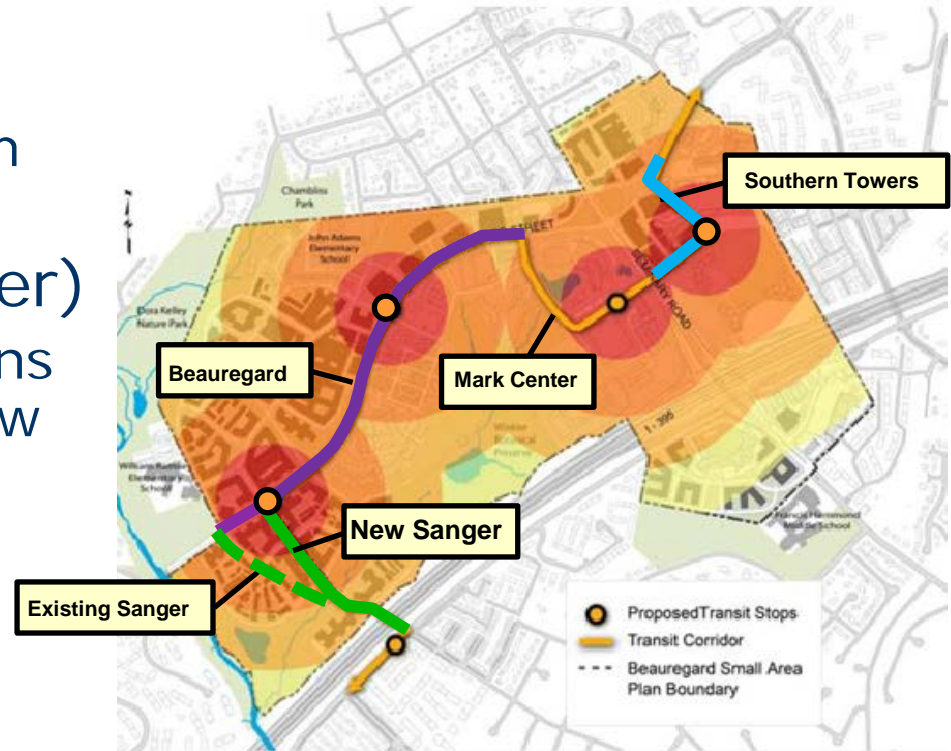


# Transportation Improvements

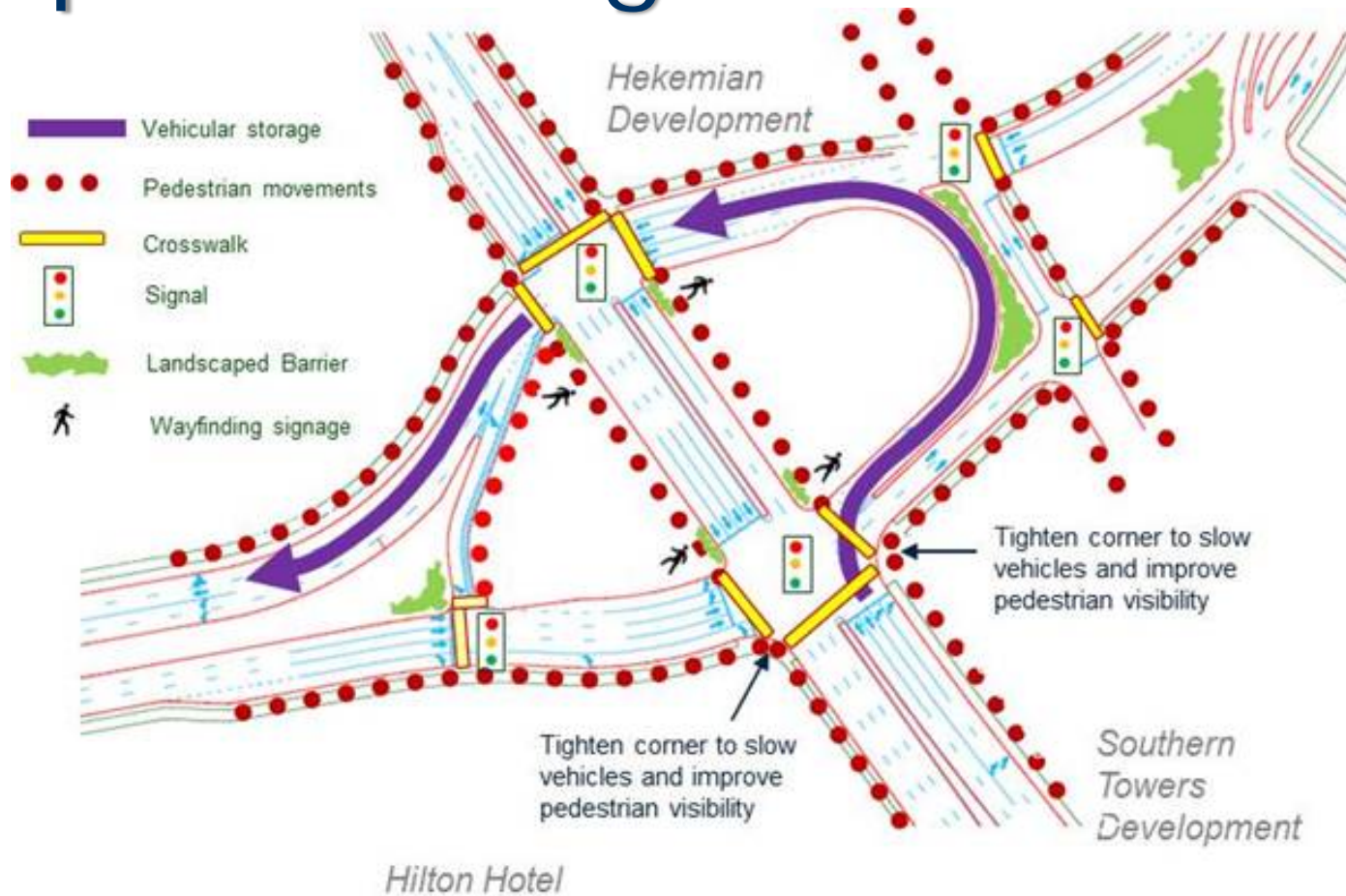


# Transitway Phasing

- Transitway
  - Operational prior to 1.5m sq. ft. of development
- Transitway (New Sanger)
  - Maintain transit operations on existing Sanger or new Sanger at all times
- Transitway (Southern Towers)
  - Pre-Development public access easement for existing transit and interim transitway



# Ellipse Phasing



- Constructed prior to 2.4 million sq. ft. of net new development

# Seminary / Beauregard Analysis

Options	No-Build	Parallel Road Extension	Traditional traffic circle	Grade-separated Options	Ellipse
Traffic Operations					
Geometry					
Driveway Access					
Pedestrian and Bicycle Accessibility					
ROW Impacts					
Utility Impacts					
Noise					
Aesthetics and Compatibility with Urban Environment					
Cost					

Good  
 Fair  
 Poor  
 Fatal Flaw

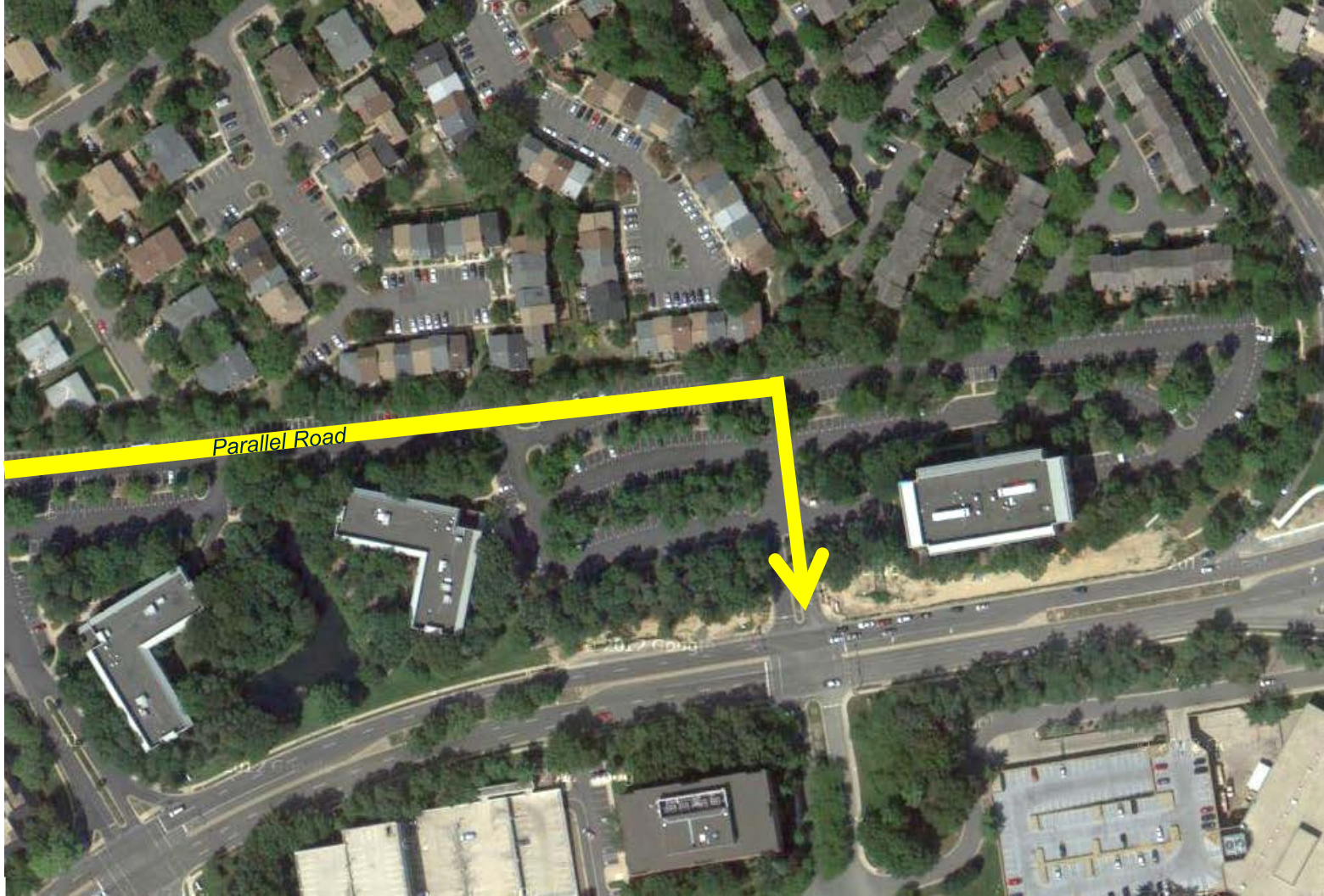
- Alternatives Report completed September 2012
- Alternatives Analyzed:
  - No Build
  - Parallel Road
  - Traffic Circle
  - Grade Separation Options
  - Ellipse
- Ellipse has best impact on transportation operations while minimizing impacts

# Framework Roadway Phasing



- Vehicle access
- Pedestrian access
- Bicycle access
- Truck access
- Emergency Access

# Parallel Road – Resident Concerns



# Parallel Road Recommendation

As part DSUP process, consider the following in order to lessen the impacts on the existing adjoining residential neighborhoods, in consultation with the adjoining residential neighborhoods:

- The location of the parallel road shall be examined to minimize impacts to adjacent neighborhoods.
- Examine re-assigning traffic from the parallel road to lessen impacts, and include but not be limited to consideration of shifting traffic to internal street .
- Design any road adjacent adjoining residential to minimize vehicular speed and volume and the surface of the road shall include a material to reduce noise.
- The type of buffer along the Adams neighborhood shall include, but not limited to the following:
  - Fencing,
  - Landscaping
  - Lighting appropriate given the adjoining residential uses.
- Loading access to be located to lessen impacts on residential uses.
- The surface parking to generally provide a minimum 45 ft. buffer adjacent to the existing townhouses, while accommodating required entrances and circulation.

