

**BART Agreement Number:** 6M6139

**Approval Date:** 03/17/2021

**Work Plan:** No. A.01-02 – R-Line Affordable Housing Strategy

**Scope:**

## **2.0 SERVICES TO BE PERFORMED BY CONSULTANT AND WORK BREAKDOWN STRUCTURE**

### **Task 1. Biweekly Meetings**

Consultant will meet regularly with BART and City staff to provide ongoing expertise and coordination associated with affordable housing development.

### **Task 2. Coordination of Engagement Initiatives in Berkeley**

BART and/or the City of Berkeley are currently involved in a number of initiatives at the North Berkeley and Ashby BART stations (including rezoning and the preparation of developer solicitations) and several system-wide initiatives including the BECCAP, implementation of the TOD Workplan and an anti-displacement strategy. Many of these initiatives will involve community engagement and communications within the same geographic area. With multiple TOD-related initiatives happening in one city with a complex, community-oriented development approval process, BART needs support to coordinate these many efforts to keep the community focused, avoid “planning fatigue” and find efficiencies in how BART and the City communicate.

To support BART staff, the Consultant will provide administrative and logistical activities to help coordinate across BART departments, various community forums, the City of Berkeley, and the numerous other consultants and staff supporting these aforementioned initiatives. The goal of this work is to develop clear communication about the initiatives to the public, support a streamlined workflow,

and pursue a high-level of coordination of the various projects. The assistance to be provided by the Consultant may include the following:

- Providing strategic advice on how to coordinate the efforts;
- Attending regular meeting with the City of Berkeley and BART staff;
- Facilitating regular meetings with BART staff and the consultants leading the various efforts to coordinate project activities;
- Tracking the progress of the various activities to ensure coordination of data and information;
- Coordinating the timing and messaging of the engagement activities to BART, the City of Berkeley and the consultants working on the initiatives; and
- Developing communication graphics and other materials to explain to the public the purpose and relationship between the various initiatives.

### **Task 3. Strategic Advising on Documents Supporting Affordable Housing Development**

In furtherance of Task 2, Consultant will review key draft documents and provide text edits and strategic guidance on positioning these documents to eventually deliver successful equitable TOD. These may include but are not limited to:

- Zoning and land use controls
- Joint Vision and Priorities
- Solicitation Documents
- EIR

### **Task 4. Project Delivery Strategy**

To ensure that the best possible development projects are successfully advanced simultaneously through the City and BART approval processes, consultant will provide overarching support and strategic guidance to the City and BART's joint efforts to engage the public in the development process. Consultant will not be responsible for drafting of documents or day-to-day implementation of the work. Strategic guidance will include the following:

- In consultation with BART and City staff, development and maintenance of an overall **Project Approval Strategy** which meshes together City approvals, BART developer solicitation and approvals and community involvement against a calendar
- In consultation with BART and City staff, development of a **Political Strategy** aimed at creating a pathway to broad-level agreement among a diverse group of City of Berkeley community stakeholders, appointed decision-makers such as Planning Commissioners and elected decision makers such as the City Council
- In consultation with BART and City staff development of a **Zoning and Land Use Controls Strategy** that: 1) comports with the requirements of AB2923; 2) promotes financially feasible development on both sites; 3) reflects the values and priorities of the City of Berkeley
- In consultation with BART and City staff, creation of a **Developer Solicitation Strategy** for both BART stations that allows BART to advance BART and City priorities around affordable housing and other goals

### **Task 5. Affordable Housing Finance Strategy Deliverable**

Consultant will complete final deliverable for Task 7 of FTA grant, an affordable housing

finance strategy. The finance strategy will include:

- A high-level menu of potential approaches to raising the expected local portion of affordable housing subsidy including local affordable housing bonds, tax increment financing strategies and other tax strategies.
- An exploration of innovative strategies and partnerships BART and the City can use to leverage their own commitments to affordable housing towards expeditious delivery of future units, e.g.: financial contribution; land discount; large scale of development; multi-station plan; role as public partner/landowner; patient landowner; proximity to transit.
- Synthesis of any key points from Task 4 findings that might be critical to affordable housing finance.
- Recommendations for the City and BART to move forward to secure needed funding for the overall set of affordable housing projects at both stations based on feedback from local stakeholders.

The strategy will not provide a detailed plan for financing individual affordable housing projects which will be developed at each of the stations by the selected developers in the future.

**Prime:** Raimi + Associates

<b>Subconsultant</b>	<b>Amount</b>	<b>DBE (Y/N)</b>	<b>SBE (Y/N)</b>
Street Level Advisors, LLC	\$ 145,000	N	N

**Total Work Plan Value:** \$ 200,000