02
Special Meeting Item

Office of the City Manager

ACTION CALENDAR
December 2, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: David White, Deputy City Manager
Terrance Davis, Director of Public Works
Scott Ferris, Director of Parks, Recreation, and Waterfront
Henry Oyekanmi, Finance Director
David Sprague, Fire Chief

Subject: Discussion Regarding Potential Ballot Measures for the November 3, 2026, General Municipal Election

RECOMMENDATION

Review staff recommendations, provide input and direction on project priorities, and discuss which infrastructure projects should be reflected in a community survey for potential inclusion in a bond measure.

INTRODUCTION

The purpose of this report is to discuss services and/or capital infrastructure needs that the City Council may wish to consider funding through a revenue measure – or measures – on the November 2026 ballot.

On June 17, 2025, the City Council referred to the City Manager an item to assess the potential for a 2026 ballot measure to support capital improvements to fire department facilities[1]. Subsequent to that, on September 30, 2025, the City Council referred to the City Manager an item to assess the potential for a 2026 ballot measure to support the improvement of recreation and community facilities[2]. This report also builds on the work of Vision 2050, an initiative that resulted from the passage of Measure R in 2018. Measure R advised the Mayor to engage a panel of citizen experts to identify and guide implementation of a plan to bring climate smart, technologically advanced, integrated and efficient infrastructure to support a safe, vibrant and resilient future for Berkeley. The City Council accepted the Vision 2050 report[3] in 2020 and in 2025, the Mayor convened a Task Force of subject matter experts to review and update recommendations in the 2020 report. The City Council's discussion at this meeting will inform the development of a community survey to aid decision making in placing an item or items on the 2026 ballot.

[1] https://berkeleyca.gov/sites/default/files/documents/2025-06-17%20Item%2028%20Fire%20Facility%20Revenue%20Measures.pdf.
[2] https://berkeleyca.gov/sites/default/files/documents/2025-09-30%20Item%2011%20Recreation%20and%20Community%20Facility%20Improvement%20Measures.pdf.
[3] https://berkeleyca.gov/sites/default/files/documents/Vision-2050-Framework.pdf.

Given the City's significant unfunded infrastructure and deferred maintenance needs that must be addressed over the coming decades and the lack of resources to invest in its infrastructure, staff recommend that the City Council provide direction to gauge voter interest for a General Obligation (GO) bond on the November 2026 ballot that could generate up to $300 million. This work session provides the City Council an opportunity to review staff recommendations, provide input and direction on project priorities, and discuss which infrastructure projects should be reflected in a community survey for potential inclusion in a bond measure. The survey would be designed to gauge voter interest in a variety of infrastructure projects and varying levels of funding support. The City Council may also wish to provide staff with feedback on additional measures planned for the 2026 ballot that should be part of a community survey.

<u>CURRENT SITUATION AND ITS EFFECTS</u>

Ballot Measure Development

In order to prepare for a possible community survey, the City Manager's Office is in the process of soliciting proposals from firms that are interested and qualified in performing a community survey for the City of Berkeley.

Should the City Council choose to move forward, the next steps in the community survey process are as follows:

- The survey would take place in winter / early spring of 2026 and at least 500 Berkeley voters would be surveyed.
- Staff and the vendor would present the results of the survey(s) to the City Council.
- Based on those results, the City Council would be able to discuss whether to narrow the focus of any measure(s) and could direct staff to develop specific measures for the community's consideration. A second survey would then be conducted to assess the more focused approach.
- Following a second survey, the City Council would decide upon a specific ballot measure or measures, if any, and direct the City Manager and City Attorney to develop ballot measure language for City Council consideration in June and July.

Ballot Measure Considerations

As part of this discussion, staff has provided a comparison of the City's property-based taxes and assessments with other neighboring jurisdictions, and information about other likely items on the November 2026 ballot.

Property Tax Bill Comparison: When comparing the property tax bills between Berkeley, Oakland, and Albany, the primary differences relate to taxes based on the General Obligation (GO) Bond debt and the jurisdiction's special taxes, assessments and fees.

GO Bond debt is voter-approved and can be issued by the City or a school district. Special taxes can be used to meet a broad variety of needs and can be based on different formulas. Berkeley's special taxes are generally based on a tax rate multiplied by the building square footage, while Oakland and Albany's special taxes are usually a flat amount per parcel with some land-use variations. The table below illustrates tax differences between Berkeley, Oakland and Albany by comparing a single-family residence with an assessed value of $550,000[4], a $7,000 homeowner's exemption and 1,900 square feet.

Summary of FY 2026 Property-Based Taxes and Assessments Comparison*

AGENCY	Berkeley FY2026		Oakland FY2026		Albany FY2026	
	Rate	Amount	Rate	Amount	Rate	Amount
COUNTYWIDE AD VALOREM TAX	1.00%	$ 5,500	1.00%	$ 5,500	1.00%	$ 5,500
Voter-Approved Ad Valorem Debt Service						
Voter-Approved Ad Valorem Debt Service (Combined)	0.2323%	$ 1,279	0.2779%	$ 1,529	0.3571%	$ 1,965
TOTAL ALL AD VALOREM TAXES	1.2323%	$ 6,779	1.2779%	$ 7,029	1.3571%	$ 7,465
Total City Special Taxes	$1.05974	$ 2,013	Flat	$ 1,397	Flat	$ 491
Total City Special Assessments		$ 128	Flat	$ 16	Flat	$ 985
Total County Assessments/Charges		$ 500	Flat	$ 488	Flat	$ 476
Total Unified School District Special Taxes	$0.79159	$ 1,504	Flat	$ 435	Flat	$ 591
TOTAL CURRENT ANNUAL TAXES		$ 10,924		$ 9,365		$ 10,008

*For the full table, see Attachment 1.

Funding Mechanism

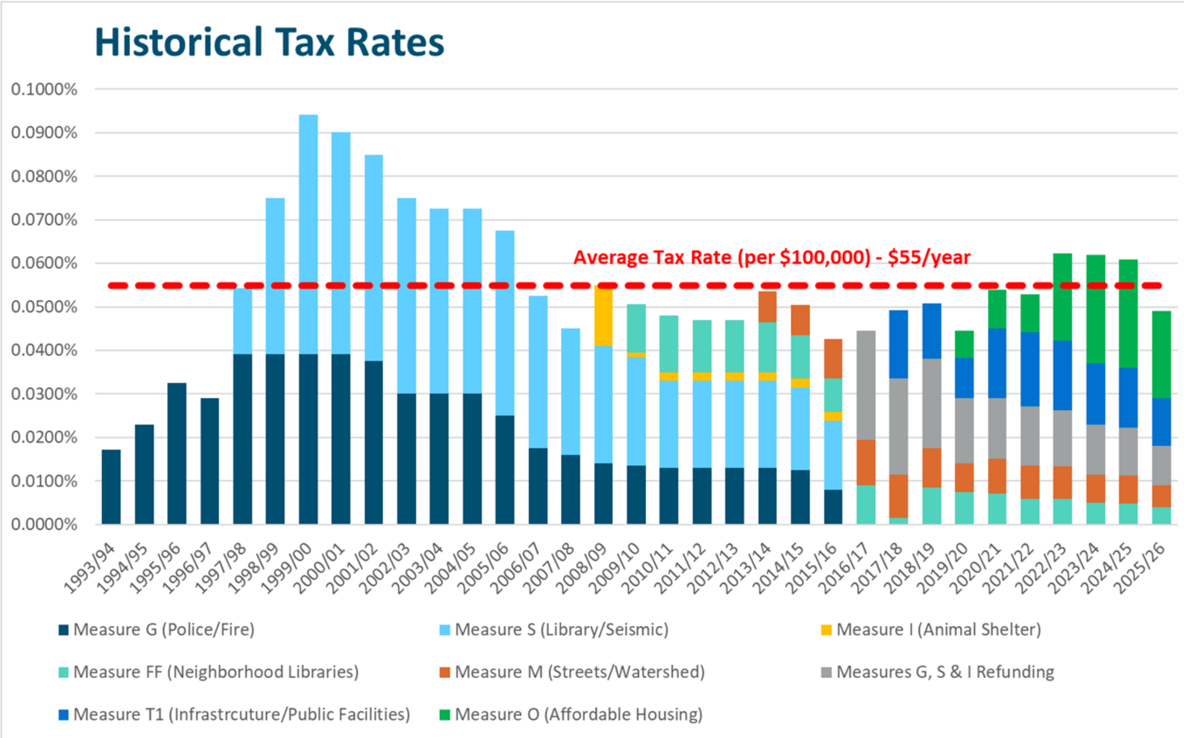
A General Obligation (GO) Bond is a form of long-term borrowing to finance capital improvements to real property such as buildings, roads and school facilities. Under a GO Bond structure, all tax requirements are shared proportionally based on taxable assessed value.

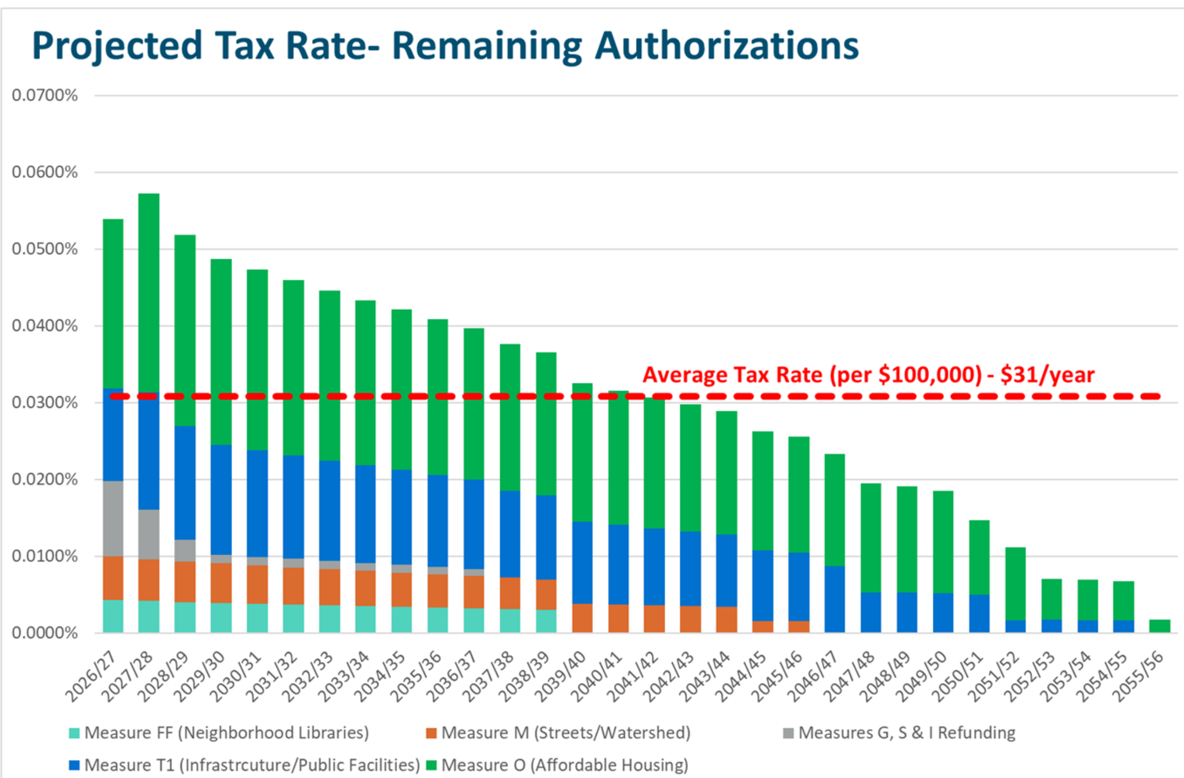
Key features of a GO Bond are:

- May be used only for capital improvements, not for ongoing operational costs;
- Requires two-thirds voter approval to pass;
- The principal and interest are paid with the proceeds of tax levies made upon taxable property;
- Bonds are repaid by taxpayers based on their property's assessed value; and
- Bonds are generally repaid over 30 years.

Berkeley voters have passed several bonds, and the charts below show historical and projected tax rates from all the bonds issued by the City dating back to 1993.

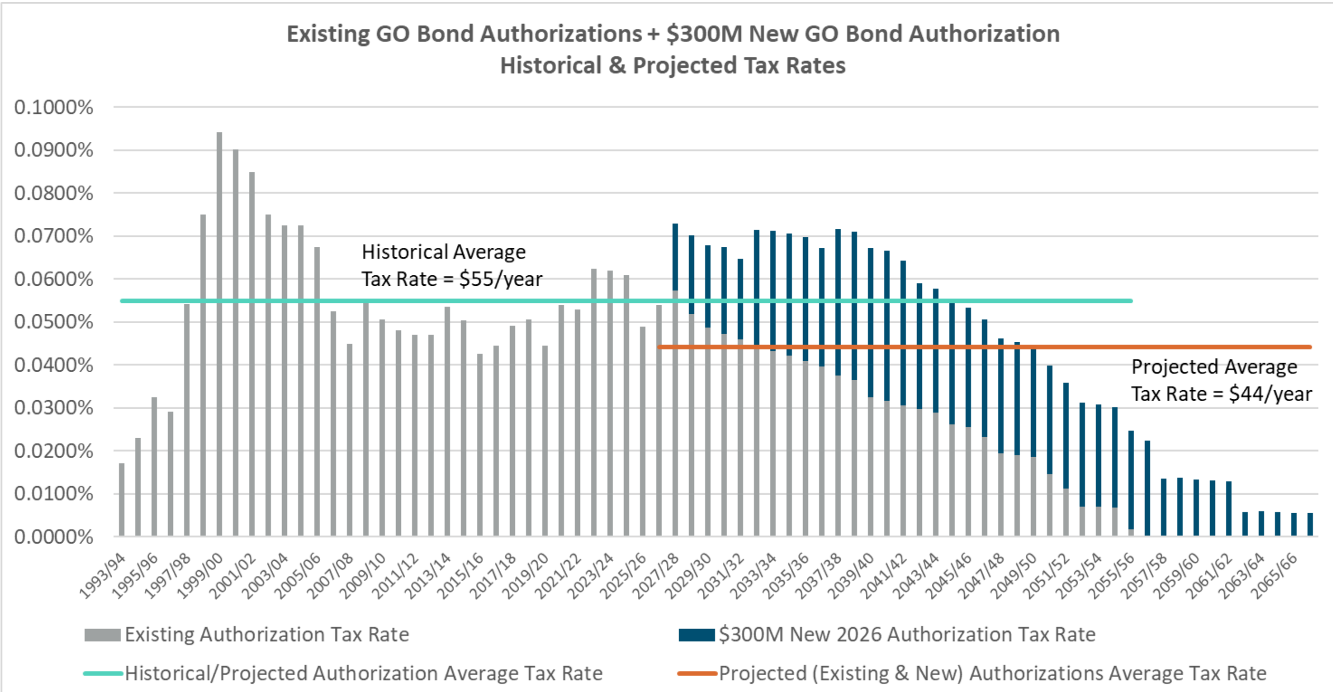
[4] Represents the median assessed value in the City of Berkeley.





The City has maintained the annual tax levy at levels below the initial estimates for each GO Bond authorization (since 1993). As shown in the graphs above, the current remaining bond debt service is projected to require an average tax of $31/year (per $100,000 in assessed value) over the next 30 years.

As depicted in the figure below, when combined with existing authorizations, a new GO Bond authorization for $300 million, assuming $100 million is issued every five years, is estimated to require an average tax rate over 40 years of 0.0441% or $44 (per $100,000 in assessed value).



Should the City Council place a $300 million GO Bond on the 2026 ballot, the figure above indicates that the resulting projected average tax rate (assuming $100 million is issued every five years commencing in 2027) when combined with existing authorizations (2027-2067) is less than the historical average tax rate from existing authorizations until they are anticipated to be paid off (1993-2056). Also notable is that the combined average tax rate for the new $300 million GO bond plus existing authorizations is less than the tax rate in the late 1990's and early 2000's.

2026 Ballot Measure Schedule

To meet deadlines set by the Alameda County Registrar of Voters to place items on the November 3, 2026, ballot, the following timeline has been developed for the City Council's consideration.

December 2, 2025	City Council to discuss possible revenue measures and questions to be included
January 2026	• Launch community engagement • If necessary, City Council provides additional direction on proposed ballot measure(s) and options for funding mechanisms (January 27, 2026)
February 2026	First survey development, including meetings with staff, survey to field
March 24, 2026	• Presentation and Discussion of first Community Survey Results • City Council refines which issues deserve additional testing with more focused language.
April 2026	Possible second survey
May 19, 2026	Presentation and Discussion of Second Community Survey Results and Direction About Next Steps
June 2026	Draft Ballot Language to City Council (from May 2026 direction)
July 2026	Revised Draft Ballot Language to City Council
July 28, 2026	Last City Council meeting before recess; Adopt Final Ballot Language and Resolutions placing measures on the ballot
August 7, 2026	Last Day to Place a Measure on the 2026 Ballot

Attachment 2 provides a more detailed calendar for the November 2026 election.

BACKGROUND

The City maintains an extensive portfolio of capital assets and infrastructure that contribute to the City's vibrancy and enhance the community's quality of life, including 215 miles of streets, 300 miles of sidewalks, 50 miles of paths and bicycle infrastructure; 50 acres of Marina harbor, 52 parks with play areas and public restrooms, four (4) community centers, three (3) resident camps and two (2) pools. Maintaining these assets is costly and requires significant resources and constant attention. Current resource allocations are inadequate to meet existing City infrastructure needs, let alone modernizing these assets. This leaves the community vulnerable to unplanned failure, a reduction in access to infrastructure and service interruptions. For community members, residents, workers, and businesses trying to go about their daily lives, this can translate to unsafe conditions, unexpected costs, and inequity between neighborhoods.

Over the years, voters have approved the following items to address community needs and priorities. The following is a partial list of items that have been approved:

- 2008: $27 million Library Bond Measure to fund branch libraries.

- 2012: $30 million infrastructure bond (Measure M) funded street paving and related green infrastructure throughout the City.

- 2014: Parks Tax Increase of 16.9% (Measure F) to ensure well maintained parks.

- 2016: $100 million infrastructure bond (Measure T1) to fund critical improvements to numerous city facilities including, but not limited to the following:

    - North Berkeley Senior Center;
    - Adult Mental Health Services Center;
    - Berkeley Health Clinic;
    - Public Safety Building;
    - Live Oak Community Center;
    - Martin Luther King Youth Services Center;
    - Rose Garden Pergula, Tennis Courts and ADA needs;
    - Waterfront docks, pilings and streets;
    - Fire Stations 2 and 6;
    - Willard Clubhouse; and
    - Improvements to numerous parks, restrooms, playgrounds, streets, sidewalks, storm drains and green infrastructure.

  The $100 million in Measure T1 funding has been fully allocated, leveraging an additional $80 million in grant and other funding resources, to produce over $183 million in 76 community benefiting infrastructure projects. With the final issuance of these bonds planned for 2026, these funds will be fully spent by 2028 as numerous projects such as the Tom Bates Sports Complex, African American Holistic Resource Center and the South Berkeley Senior Center will commence soon.

  A detailed overview of Measure T1 and all the improvements that have resulted from this bond can be found on the City's website - https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-t1.

- 2018: $135 million affordable housing bond (Measure O) as well as an increase in property transfer tax on the top 1/3 of properties (Measure P) to increase the supply of affordable housing and services for people who are homeless.

  Since the adoption of Measure O, the City has allocated approximately $238.1 million to build more than 1,421 units of affordable housing. This includes $129 million from Measure O, $7.3 million from Measure P, $28.2 million from Measure U1, and $56.7 million from the City's Housing Trust Fund. These commitments helped to leverage infrastructure improvement funding through the state, including $11.1 million from the Infill Infrastructure Grant program, and $79.8 million (for infrastructure and housing) from the Affordable Housing and Sustainable Communities Grant program.

Resources generated by Measure P have enabled the City to support a variety of programs and services to address homelessness. In addition, resources generated by Measure P have been leveraged to support a significant expansion of housing opportunities that enabled the City to achieve a 45% decrease in unsheltered homelessness. In 2024, Berkely voters adopted Measure W, which removed the sunset associated with Measure P and increased the tax rates.

Attachments 3 and 4 provide additional information on Measures O and P and how those resources have been deployed.

- 2020: Measure FF, a parcel tax (current rate is $0.12990 per square foot of taxable improvements) that provides funding for fire services, emergency response, 9-1-1 communication, hazard mitigation, and wildfire prevention.

- 2024: Measure FF, a parcel tax ($0.17 per square foot of improvements for dwelling units and $0.25 for non-residential properties) that generates resources for the repair, repaving and reconstruction of streets, sidewalks and pedestrian paths, safety improvements to streets, sidewalks and pedestrian paths, and environmental enhancements to sidewalks and pedestrian paths.

- 2024: Measure Y that increased the parcel tax for parks to $0.2652 per square foot of taxable improvements to maintain and invest in parks and include on-going funding for Waterfront Parks including Cesar Chavez Park.

- 2024: Measure X, a parcel tax ($0.06 per square foot of improvements for dwelling units and $0.09 for non-residential properties) that provides resources for library services.

While marking important progress, the measures outlined above have not been enough to address the City’s unfunded infrastructure needs that are estimated to be greater than $1 billion. For this reason, staff recommend that the City Council survey registered voters on their support for a General Obligation Bond on the November 2026 ballot that could generate resources up to $300 million for infrastructure. While a GO bond of this size will not address all the City’s needs, it will enable the City to begin to address critical infrastructure projects that not only enhance quality of life but ensure an effective public safety response and accelerate the City’s path toward sustainability and resilience as envisioned in the Vision 2050 Framework.

Attachment 5 consists of a summary of proposed projects for a potential 2026 revenue measure. Projects were identified through a collaborative, cross-departmental process to ensure they represent community priorities and are consistent with Vision 2050 and other guiding plans. Projects were evaluated based on core criteria including:

- Health, life, and safety needs;
- Critical infrastructure condition and accessibility;
- Community use and equity;
- Geographic distribution; and

- Potential to leverage external or matching funds.

In addition to the above, projects were evaluated using criteria recommended by the Vision 2050 framework. The Vision 2050 criteria is consistent with the core criteria listed, and also includes elements such as equity, public health and safety, climate resiliency and sustainability as core values for infrastructure development. The projects that are outlined in Attachment 5 were analyzed for readiness, feasibility, and opportunities to reduce costs through grant offsets or matching contributions, refining the list to approximately $100 million for each of the categories outlined below:

- Community Facilities and Quality of Life;
- Public Safety; and
- Critical Infrastructure and Accessibility.

The cost estimates in Attachment 5 reflect 2025–2026 values, with escalation anticipated in later phases.

Community Facilities and Quality of Life Category
The range of proposed projects address aging facilities or upgrades to existing facilities that will greatly enhance the community's quality of life. Some of the projects in this category include:

- Revitalization of the Frances Albrier Community Center;
- Replacement of the King Pool and locker room;
- Installation of artificial turf at Harrison Field;
- Renovation of existing restroom facilities and construction of new restroom facilities where they are needed; and
- Increasing the number of dog parks throughout the City.

Public Safety Category
The list of proposed projects largely centers on the replacement of Fire Stations, which is detailed in a comprehensive Fire Facilities Master Plan, completed in 2023, along with much needed improvements to the City's emergency communications center and Fire training facility. Most of Berkeley's fire stations were built in the 1960s, with seismic upgrades completed in the 1990s. However, the City's Fire Stations no longer meet current health, safety, or operational standards. The City has conceptual designs for all its fire stations and has determined that all but one, Fire Station 1 (2442 8th Street), can be renovated or replaced on existing City-owned land.

It is essential that the replacement of the City's fire stations begin as soon as possible as the City only has the capacity to manage one firehouse remodel/rebuild at a time and each will take three to five years to complete. The highest operational need for the Fire Department is to remodel or replace the following:

- Fire Station 4 (1900 Marin Ave.) which has a projected cost of $48 million;
- The Fire, Emergency Medical Services (EMS) and Community Emergency Response (CERT) Training Center (997 Cedar Street) which has a projected cost of $28 million;

- The City's Emergency Communications Center (Dispatch) (2100 MLK Jr. Way) at a projected cost of $4 million; and
- Fire Station 6 (999 Cedar Street) which has a projected cost of $22 million.

Critical Infrastructure and Accessibility Category
The list of proposed projects builds on a variety of assessments performed over the years to determine deferred infrastructure investments and identify replacement costs for assets. These assessments include an evaluation of City buildings and right of way, the growing backlog of sidewalk repairs to be addressed through the City's 50/50 Sidewalk Repair Program[5] that exceeds existing city resources, and the adopted Self Evaluation and Transition Plan that identified a total of $48 million in projects for sidewalks and facilities to meet accessibility requirements. Some of the projects in this category include:

- Fully funding the repair of all sidewalks in the City's 50/50 Sidewalk Repair Program;
- Seismic upgrades to the Veterans Building and Maudelle Shirek Building to support a safe, vibrant and thriving civic and cultural arts center;
- Modernization and upgrades to facilities such as the West Berkely Family Wellness Center, Animal Services Facility, South Berkeley Senior Center, Public Safety Building, and 1947 Center Street; and
- Projects to enhance American with Disabilities Act (ADA)accessibility at various city facilities.

In addition to feedback from the City Council and the results of the community survey and community engagement, additional factors that will be deployed to refine the preliminary list of proposed projects for a potential November 2026 revenue measure includes an analysis of the City's bonding capacity, deliverability, phasing, and staff capacity.

<u>ENVIRONMENTAL SUSTAINABILITY</u>
Many of the infrastructure needs identified for potential inclusion in a 2026 revenue measure present opportunities to advance the City's climate and sustainability goals. Modernizing aging public facilities enables the City to incorporate energy-efficient building systems and high-performance materials consistent with Berkeley's Climate Action Plan. In addition, several projects support stormwater management, sea-level rise adaptation, and climate-resilient design, aligning with the Vision 2050 Framework and broader sustainability efforts.

<u>POSSIBLE FUTURE ACTION</u>
The City Council could consider funding mechanisms to support infrastructure or service needs. While city staff are in the process of soliciting proposals and selecting a firm to implement a community survey, the feedback received from the City Council will be used to inform the development of the survey instrument. Once the survey has been implemented, city staff will return to City Council to provide the results of the survey to determine if an additional community survey is necessary and to receive feedback that is needed to develop any potential revenue measure(s) for the November 2026 ballot.

[5] https://berkeleyca.gov/city-services/streets-sidewalks-sewers-and-utilities/sidewalk-repair.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION
The cost of the two community surveys is expected to not exceed $100,000.

CONTACT PERSON
David White, Deputy City Manager, 981-7014

Attachments:
1: FY 26 Comparison of Property-Based Taxes & Assessments - Berkeley, Oakland, and Albany
2: November 2026 Election Calendar
3: Measure P Update (https://berkeleyca.gov/sites/default/files/documents/2025-03-28%20Measure%20P%20and%20Impact%20on%20Homeless%20Services%20in%20Berkeley.pdf)
4: Measure O Update (https://berkeleyca.gov/sites/default/files/documents/2025-2-06%20Measure%20O%20Update.pdf)
5: Proposed Infrastructure Projects for November 2026 revenue measure

Attachment 1

FY 2026 Comparison of Property-Based Taxes & Assessments
Berkeley, Oakland, and Albany

Ad Valorem Taxes: Berkeley, Oakland, and Albany properties are all equally subject to the 1% countywide ad valorem tax based on assessed value, as well as the ad valorem debt service imposed by the Peralta Community College, Bay Area Rapid Transit, and East Bay Regional Park. In FY 2026 these combined taxes represent $5,874 for a home with a $550,000 assessed value in each city.

City General Obligation (GO) Bonds: Berkeley, Oakland, and Albany have each approved City GO bond debts, which is based upon the assessed value of properties. In FY 2026, Berkeley's cumulative GO bond tax is $270 which is significantly lower than Oakland's cumulative GO bond tax at $660 and Albany's GO bond tax at $685.

Special Taxes: Each of these cities has its own set of voter-approved special taxes and other assessments; however, Oakland and Albany do not use the same taxation basis as the City of Berkeley. For instance, while most of Berkeley's special taxes are based on a tax rate multiplied by the building square footage, those in Oakland and Albany are usually a standard flat rate amount per parcel with some variation in the flat rate based upon land use. In all three cities, most of the voter approved special taxes allow for an annual cost of living adjustment based either on the annual Bay Area Consumer Price Index (CPI) or the Statewide Personal Income Growth (PIG) rate. Berkeley's Emergency Services for the Severely Disabled Tax, Library Taxes, Fire Protection/Emergency Response Taxes, Safe Street Tax, and Parks/Landscape Maintenance Tax use the higher of the two.

There are several significant differences in the special taxes imposed by Berkeley, Oakland, and Albany. For example, Berkeley's Library Taxes are at $680 which is significantly higher than Oakland's library tax at $319[1] or Albany's library and library supplemental tax at $285.

Another significant difference is in school taxes. Each city has approved School GO bond debt and special school taxes. Berkeley Unified School District's combined GO bond and special school taxes total $2,139, Albany Unified School District's GO and special school tax is significantly lower than Berkeley's at $1,491, and Oakland Unified School District's GO and special school tax is even lower at $930.

County and other agency assessments (such as County Service Area (CSA) Vector Control, AC Transit, East Bay Municipal Utility District (EBMUD), East Bay Trail LLD and East Bay Regional Parks (EBRP)) are parcel-based, flat rate assessments based on land use. And, with some limited exceptions[2], apply equally to all property in these three cities. There are a few other variations billed on property tax statements.

[1] Parcels located in the Rockridge Community Facility District (CFD) 1 pay an additional tax of $25 annually.

[2] Albany is not subject to the additional Mosquito Abatement fee and is not included in the CSA Lead Abatement program. Oakland properties pay higher CSA Vector Control assessments than Berkeley or Albany.

The table on the following page summarizes the comparison of total FY 2026 annual property taxes and assessments for Berkeley, Oakland, and Albany using an ‘average’ single family property that is 1,900 square feet with an assessed value of $550,000 and a homeowner’s exemption of $7,000.

FY 2026 Property Based Taxes and Assessments Comparison

Single Family Home $550,000 Assessed Value (AV) and 1,900 Square Feet

AGENCY	Berkeley FY2026		Oakland FY2026		Albany FY2026	
	Rate	Amount	Rate	Amount	Rate	Amount
COUNTYWIDE AD VALOREM TAX	**1.00%**	**$ 5,500**	**1.00%**	**$ 5,500**	**1.00%**	**$ 5,500**
Voter-Approved Ad Valorem Debt Service						
County Wide GO Bond	0.0084%	$ 46	0.0084%	$ 46	0.0084%	$ 46
City GO Bond	0.0490%	$ 270	0.1200%	$ 660	0.1245%	$ 685
Unified School District GO Bonds	0.1154%	$ 635	0.0900%	$ 495	0.1647%	$ 906
Peralta Community College	0.0432%	$ 238	0.0432%	$ 238	0.0432%	$ 238
Bay Area Rapid Transit	0.0152%	$ 84	0.0152%	$ 84	0.0152%	$ 84
East Bay Regional Park	0.0011%	$ 6	0.0011%	$ 6	0.0011%	$ 6
Voter-Approved Ad Valorem Debt Service (Combined)	**0.2323%**	$ 1,279	**0.2779%**	$ 1,529	**0.3571%**	$ 1,965
TOTAL ALL AD VALOREM TAXES	**1.2323%**	**$ 6,779**	**1.2779%**	**$ 7,029**	**1.3571%**	**$ 7,465**
City Voter-Approved Special Taxes	**Rate X BSF**	**1,900**		**1,900**		**1,900**
Landscape/Park Oakland: City Landscape Albany: City Landscape 88-1	$0.26520	$ 504	parcel/unit	$ 144	parcel/unit	$ 76
Street / Sidewalk Repair (Safe Streets Measure FF of 2024)	$0.17000	$ 323				
Albany Sidewalk Tax					$ 0.017	$ 32
Library Tax/Services Oakland: City Library Albany: Serv & Supplemental	$0.35800	$ 680	parcel/unit	$ 319	parcel/unit	$ 98
Paramedic Supplemental Oakland: Emg Medical and Paramedic Supplement Albany: EMS/ALS (Measure K) & Paramedic Supplement	$0.04740	$ 90	parcel/unit	$ 67	parcel/unit	$ 285
Emergency Services for the Severely Disabled	$0.02229	$ 42				
Fire/Emergency Response (Measure GG)	$0.06695	$ 127				
Fire, Emergency Svcs & Wildfire Prev Tax (Measure FF of 2020)	$0.12990	$ 247				
Parks and Homelessness Tax (Measure Q of 2020)			parcel/unit	$ 258		
Police and Violence Reduction Parcel Tax Measure NN of 2024			parcel/unit	$ 264		
Education Parcel Tax (Measure AA)			parcel/unit	$ 198		
Oakland Zoo (Measure Y of 2022)			parcel/unit	$ 147		
Total City Special Taxes	**$1.05974**	**$ 2,013**	parcel/unit	**$ 1,397**	parcel/unit	**$ 491**
City Assessments						
City Street Lighting	$0.01080	$ 21				
2018 Street Light	parcel/unit	$ 19				
Clean Storm Water (3,000 sqft lot area) Oakland Flood Benefit12 Albany Street/Storm Drains & Clean Storm Water	Formula	$ 27	parcel/unit	$ 16	parcel/unit	$ 206
2018 Storm Water	Formula	$ 61				
Albany City Sewer Service					parcel/unit	$ 638
Albany Emergency Svcs Tax (Measure K of 2022)					$ 0.0740	$ 141
Total City Special Assessments		**$ 128**		**$ 16**		**$ 985**
BUSD: Educator Recruitment Measure E of 2020	$0.14509	$ 276				
BUSD Special Taxes (Measure H of 2024) Oakland Measure N	$0.54000	$ 1,026	parcel/unit	$ 120		
BUSD: School Maintenance (Measure H of 2020) Oakland Measures G & G1 Albany Measure J	$0.10650	$ 202	parcel/unit	$ 315	parcel/unit	$ 591
Total Unified School District Special Taxes	**$0.79159**	**$ 1,504**	parcel/unit	**$ 435**	parcel/unit	**$ 591**
County/Agency Assessments & Fixed Charges						
Mosquito Abatement	parcel/unit	$ 2	parcel/unit	$ 3	parcel/unit	$ 2
Mosquito Assess 2	parcel/unit	$ 3	parcel/unit	$ 4	parcel/unit	$ 3
CSA Paramedic	parcel/unit	$ 41	parcel/unit	$ 83	parcel/unit	$ 41
CSA Vector Control	parcel/unit	$ 6	parcel/unit	$ 14	parcel/unit	$ 6
CSA Vector Control B	parcel/unit	$ 7	parcel/unit	$ 10	parcel/unit	$ 7
CSA Lead Abatement	parcel/unit	$ 10	parcel/unit	$ 20		
AC Transit (Measure VV)	parcel/unit	$ 96	parcel/unit	$ 96	parcel/unit	$ 96
EBMUD Wet weather	parcel/unit	$ 250	parcel/unit	$ 160	parcel/unit	$ 160
East Bay Trail LLD	parcel/unit	$ 5	parcel/unit	$ 5	parcel/unit	$ 5
SFBRA Measure AA	parcel/unit	$ 12	parcel/unit	$ 12	parcel/unit	$ 12
Hazardous Waste Program	parcel/unit	$ 8	parcel/unit	$ 16	parcel/unit	$ 8
EBRP Park Safety/M	parcel/unit	$ 12	parcel/unit	$ 17	parcel/unit	$ 12
Peralta CCD Measure B	parcel/unit	$ 48	parcel/unit	$ 48	parcel/unit	$ 48
Albany Open Space Tax					parcel/unit	$ 76
Total County Assessments/Charges		**$ 500**		**$ 488**		**$ 476**
TOTAL CURRENT ANNUAL TAXES	parcel/unit	**$ 10,924**	parcel/unit	**$ 9,365**	parcel/unit	**$ 10,008**

Attachment 2

CITY OF BERKELEY - GENERAL ELECTION CALENDAR
November 3, 2026

Offices to be Elected: City Auditor, City Council Districts 1, 4, 7, 8
Rent Board (5 seats); School Board (3 seats)

DAYS PRIOR TO ELECTION	DATE	ACTION TAKEN
		Public Financing payments are made on the Thursday following the Tuesday submission of matching funds requests.
Fixed Date	April 30, 2026	Each committee that makes expenditures in excess of $270 in support of or in opposition to a measure must file campaign statements for quarterly reporting period (1/1/26 - 3/31/26) BMC § 2.12.271
180	May 7, 2026	Suggested Last Day to file initiative petitions. Qualified petitions received after this date will be accepted, but may not be on the November ballot.
158 103	May 29, 2026 July 23, 2026	Signature In-Lieu of Filing Fee - Candidates may collect signatures during this period to offset the $150 filing fee. Valid signatures are worth $1 each. Charter Art. III, Sec. 6.1, BMC §2.16.020
113	**July 13, 2026**	**FILING PERIOD OPENS - CANDIDATE NOMINATION PAPERS**
103	July 23, 2026	Deadline to file Signature In-Lieu petitions with City Clerk.
Fixed Date	July 31, 2026	Semi-Annual Campaign Statements due. (1/1/26 - 6/30/26)
90	August 5, 2026	Independent Expenditure Disclosure Period Begins. ($1000+)
90	August 5, 2026	Late Contribution Disclosure Period Begins. ($1000+)
88	August 7, 2026	Deadline to deliver resolution placing a measure on the ballot to Registrar and request election consolidation.
88	**August 7, 2026**	**FILING PERIOD CLOSES - CANDIDATE NOMINATION PAPERS**
87 83	August 8, 2026 August 12, 2026	**Candidate filing period extended** if an incumbent eligible for re-election does not file nomination documents by the 8/7/25 deadline. Incumbents cannot file during the extended period. EC §10225
82	August 13, 2026	Secretary of State to conduct Random Alpha Draw for candidate name order on ballot. EC §13111
81	August 14, 2026	Primary ballot measure argument filing deadline (12:00 p.m.).
74	August 21, 2026	Rebuttal ballot measure argument filing deadline (12:00 p.m.).
57 14	September 7, 2026 October 20, 2026	Filing Period - Candidate Nomination Papers for Write-in Candidates.
40 21	September 24, 2026 October 13, 2026	Voter Information Guide mailing period.
40	September 24, 2026	First Pre-Election Campaign Statement due.
29	October 5, 2026	Voting period opens. Ballots mailed to all voters starting 29 days before Election Day.

CITY OF BERKELEY - GENERAL ELECTION CALENDAR
November 3, 2026

DAYS PRIOR TO ELECTION	DATE	ACTION TAKEN
16	October 18, 2026	48-Hour Late Contribution Reporting Period begins for contributions of $100 - $999 (FPPC Form 497) BMC §2.12.295
15	October 19, 2026	Last Day to Register to Vote for the 11/3/2026 election
14	October 20, 2026	Close of write-in candidate filing period at 5:00 p.m.
12	October 22, 2026	Second Pre-Election Campaign Statement due.
7	October 27, 2026	Campaign contributions list published online and at designated locations in the final seven days before Election Day. BMC §2.12.065
Election Day	**November 3, 2026**	**Election Day - EC §1000; Charter Art. III, Section 4. Polls open at 7:00 a.m. and close at 8:00 p.m.**
DAYS AFTER THE ELECTION	DATE	ACTION TAKEN
15	November 18, 2026	All campaign signs must be removed fifteen days after the Election (BMC §§ 20.08.240, 20.44.030)
Fixed Date	December 1, 2026	Taking office date for newly elected officials (actual swearing in at later date). Charter Art. V , Sections 14, 14.1, 15, 16.
30	December 3, 2026	Last day for County to certify election results to City. EC §15372
30	December 3, 2026	Last day to submit matching funds requests (public financing) BMC §2.12.505.J
35	December 8, 2026	Council to certify election results. EC §§9217, 10262, 10263; Charter Art. III, Sec. 10
60	January 2, 2027	All unspent funds held by Public Financing candidate committees must be repaid to the Fair Elections Fund no later than 60 days after the election BMC 2.12.505(H)
Fixed Date	January 15, 2027	$50 fee due to Secretary of State for open campaign committees
Fixed Date	February 1, 2027	Semi-Annual Campaign Statement due. (January 31 is a Sunday, deadline moved to next business day)
Fixed Date	March 31, 2027	Campaign funds become surplus (defeated candidate or candidate that withdrew). Surplus funds may not be used for a future election.
		EC: Election Code; GC: Government Code; BMC: Berkeley Municipal Code Updated 1/24/2025

Attachment 3

Office of the City Manager

March 28, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Subject: Measure P and Impact on Homeless Services in Berkeley

This memo gives an overview of the City's implementation thus far of Measure P and provides the Council with a broad overview of the history, expenditures, and accomplishments of the Measure to date.

Measure P is a 2018 ballot measure approving a real property transfer tax that has provided, on average, $11 million[1] in funding annually for general municipal purposes including navigation centers, physical and mental health supports, rehousing and other services for unhoused people living in Berkeley. As this report demonstrates, the funds had a significant impact on homeless services in the City of Berkeley.

Measure P went into effect on January 1, 2019 and, unless re-authorized by voters, was set to sunset on January 1, 2029. However, with the passage of Measure W in November 2024, the expiration date was removed, and certain tax thresholds for high-value properties were changed.

The City seeks to house people who are unhoused. The primary driver of homelessness is a lack of affordable housing, yet there are also tools and strategies that can help guide some unsheltered people into safer conditions and housing. Measure P has expanded those tools and strategies.

The City addresses unsheltered homelessness and encampments both by coordinating services and shelter for those on the street as well as ensuring safe, clean, and accessible public spaces for all. This interdepartmental work, led by the Homeless Response Team in Neighborhood Services, is a direct result of an allocation of Measure P made by the City Council in 2021.

[1] Revenues—which have ranged from ~$6.5M to ~$20M—fluctuate greatly with market conditions.

This funding supports the staffing, labor, equipment, and other resources across several departments that participate in its work. These include Public Works, Parks, Recreation & Waterfront and the City Manager's Office.

This Measure P allocation has also allowed the Homeless Response Team to leverage over $15 million in State resources dedicated to encampments, including the third round of Encampment Resolution Funding, announced by the State on October 4, 2024. This enabled the City to triple its inventory of non-congregate shelter beds and nearly double the shelter acceptance rate of people leaving encampments, especially during an encampment closure.

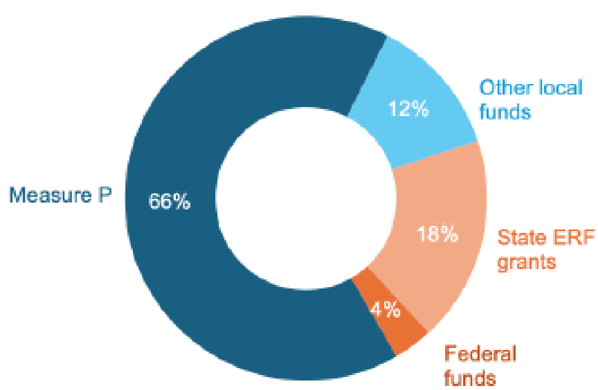
As a result, over the period of time that Measure P has been in place, we have also seen a sharp decline in the number of unsheltered people in Berkeley, even compared to our immediate neighbors in Alameda County.

<u>Priorities for funding</u>

The City uses Measure P funding to:

- establish new permanent housing for formerly homeless people
- address immediate street conditions and hygiene at encampments
- prevent households from becoming homeless
- provide emergency shelter and temporary accommodations for those on the street.

Homelessness services fund sources, FY 2024



Importantly, Measure P is not the City's only funding for homeless services. While a significant source of funding, Measure P also leverages millions of dollars in other local, State and Federal resources. In FY2024, the City spent approximately $35M on homelessness, with Measure P accounting for approximately 66 percent of that total (see graph on the right). State funds accounted for an additional 18 percent, while federal funds accounted for 4 percent more. Other local funds (City of Berkeley General Fund) account for an additional 12 percent.

BALLOT MEASURE

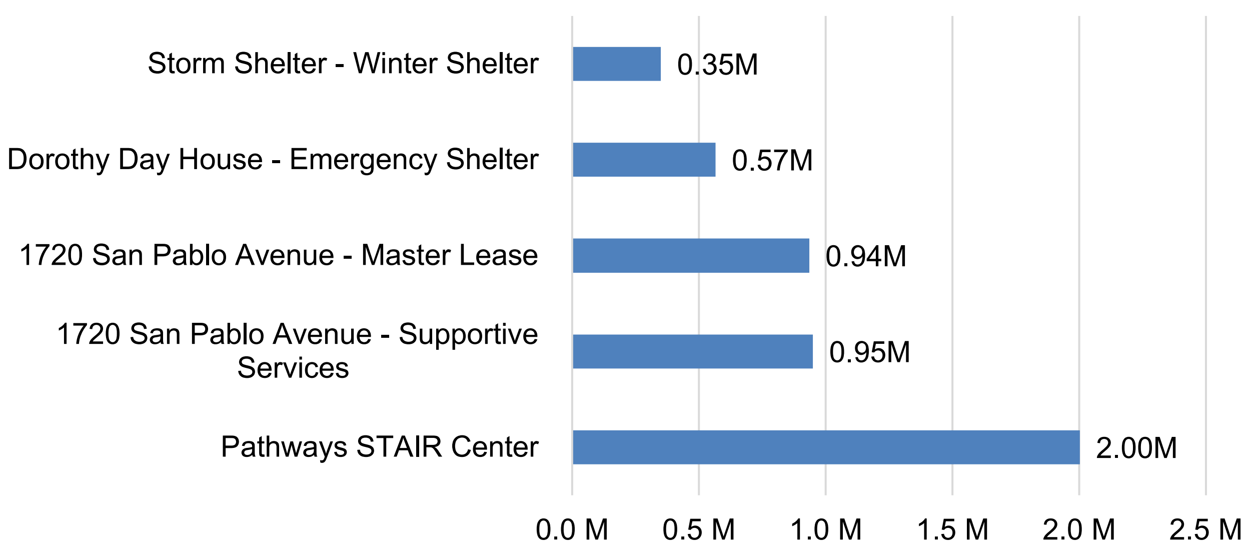
Measure P provides $11 million of funding on average from real property transfer taxes to pay for homeless services. Berkeley voters passed Measure P in November 2018 with 72.4% approval. The original ballot question read:

> Shall ordinance raising funds for general municipal purposes such as navigation centers, mental health support, rehousing and other services for the homeless, including homeless seniors and youth; increasing the real property transfer tax for ten years from 1.5% to 2.5% for property sales and transfers over $1,500,000, adjusted annually to capture the top approximately 33% of transfers; generating an estimated $6,000,000 - $8,000,000 annually; and establishing Homeless Services Panel of Experts to recommend homeless services, be adopted?

PROGRESS ON HOMELESS SERVICES PROJECTS

Emergency Shelter

Measure P currently funds five projects that provide shelter beds and supportive services for adults seeking to move out of encampments and off the streets. Services include, but are not limited to, housing navigation, job training placement and medical/legal assistance. The City anticipates spending $4.8 million in Measure P funding on the following emergency shelter services through June 2025:



See below for a short description of each program:

- **Dorothy Day House - Berkeley Emergency Storm Shelter (BESS):** Operating out of 2134 Martin Luther King Way (Old City Hall) 24 hours a day from December 1 to April 30 to provide relief from inclement weather or other natural events.

- **Dorothy Day House - Emergency Shelter:** Operating out of the Veterans Building on 1931 Center Street, this is a low-barrier, permanent, congregate shelter that offers services 24/7. Meals are provided three times daily and there is a locker program on-site.

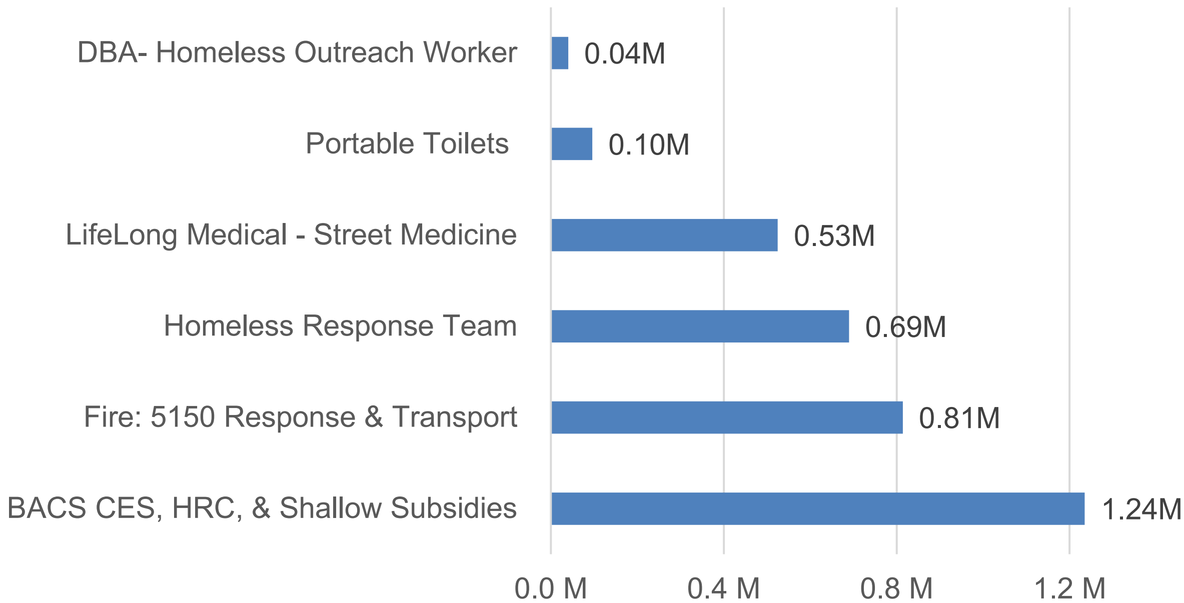
- **Dorothy Day House - Beyond Horizon:** is a non-congregate shelter that provides 27 motel rooms to encampment residents through a master lease with the Berkeley Inn at 1720 San Pablo Avenue. This non-congregate shelter has been integral in addressing homeless encampments by providing low-barrier private rooms to individuals referred by the Homeless Response Team.

- **Bay Area Community Services - STAIR Center:** run by Bay Area Community Services, has 45 beds, though they are currently planning a renovation to convert the space from congregate shelter beds to non-congregate through installing pallet shelters which will result in a slight reduction of beds. The Pathway STAIR Center budget includes housing navigation services and rapid rehousing funds to help people move into permanent housing.

- **Insight Housing - Campus Motel:** is a non-congregate shelter that provides 23 motel rooms to encampment residents through a master lease with the Campus Motel at 1619 University Avenue. This non-congregate shelter has been integral in addressing the needs of our hardest to serve encampment residents by providing low-barrier private rooms to individuals referred by the Homeless Response Team. While this program is initially being paid for through the state's Encampment Resolution Funding 2 Program, Measure P will be used as leverage beginning in FY26.

Immediate street conditions and hygiene

Measure P funds currently support six projects aimed at addressing immediate street conditions and hygiene. These projects address the immediate needs of persons currently living on the streets or in vehicles. The projects provide a range of services, including mental health crisis response, outreach workers, and portable toilets. The City anticipates spending $3.4 million in Measure P funding on the following services through June 2025:



See below for a short description of each program:

- **Bay Area Community Services - Coordinated Entry System, Housing Resource Center, and Shallow Subsidies Programs:** The North County Housing Resource Center and Coordinated Entry System is the systematic approach designed by our community to ensure the highest needs unsheltered individuals in Berkeley receive necessary services and interventions to promptly end their homelessness. Coordinated Entry resources include problem solving with participants to utilize all resources available to them, assessing participants for vulnerabilities to make appropriate referrals to programs that match individual needs, and housing navigation to assist clients matched to housing resources with leasing up in their unit. The Shallow Subsidy program targets low-cost housing subsidies to individuals that need minimal support to live independently but cannot afford market rate rent in Berkeley's expensive and competitive real estate market.

- **Berkeley Fire Department - 5150 Response and Transport:** Provides emergency medical transport services to individuals that are experiencing a mental health crisis.

- **City Manager's Office - Homeless Response Team:** The team's primary objective is to help guide the more than 400 people who are living on the streets of Berkeley on any given night toward housing and safety. The team's outreach workers use motivational interviewing through compassionate conversation, assistance with navigating nonprofit and government resources, and patient problem solving. The team builds relationships, informs people of available resources, provides immediate necessities, and links to supportive services. On September 24, 2024 the team was also approved by Alameda County to directly assess people on the streets, provide immediate housing interventions and add qualified people to the County's housing queue in real-time. Previously, the team had to rely on nonprofit providers for these assessments – a slower, indirect process that often led to missed housing opportunities. Provides street outreach workers and supportive staff to address the immediate street conditions and needs of people who are living unsheltered. Even if people living in encampments are not interested in available shelter, the team uses Council policies to mitigate immediate health and safety threats to encampment residents and the community at large.

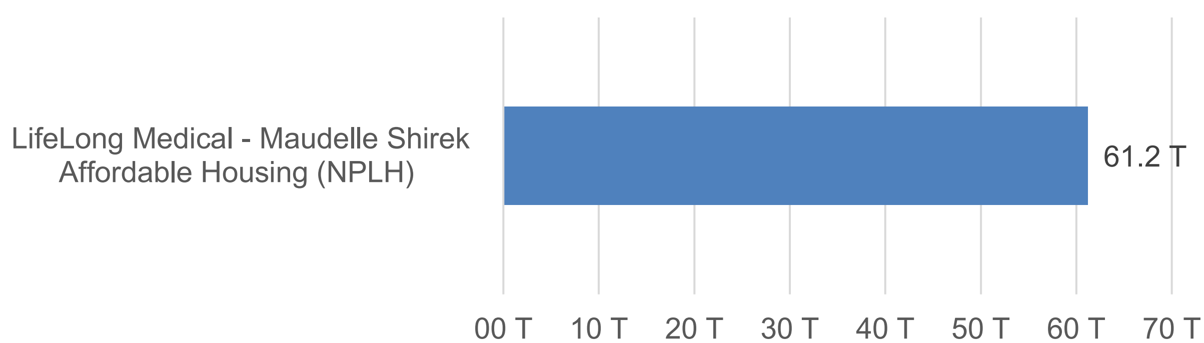
- **LifeLong Medical Care – Street Outreach:** Provides direct medical care to clients living on the streets. The team also provides housing navigation, services referrals, and case management. Participants are among the over 400 identified unsheltered households living on the streets of Berkeley on any given night.

- **City of Berkeley - Portable Toilets:** The City of Berkeley also provides portable toilets throughout the city to ensure our unhoused residents have the dignity of an appropriate place to use the bathroom.

- **Downtown Business Association - Homeless Outreach Worker:** Provides immediate necessities and supportive services to unsheltered people living in the Downtown area. Participants are among the over 400 identified unsheltered households living on the streets of Berkeley on any given night.

Permanent Housing

Measure P currently funds one permanent housing project for individuals/families. This project provides immediate housing and supportive services for single adults that were formerly homeless. Services provided include housing retention services and mental health treatment. The City anticipates spending $61,000 in Measure P funding on the following permanent housing project in fiscal year 2025:



See below for a short description of the program:

LifeLong Medical Care – Maudelle Shirek Affordable Housing: This project is also part of the NPLH program. The Measure P funding provides the supportive services necessary for these 12 units at the site which serves both adults and families with children.

Homekey Housing

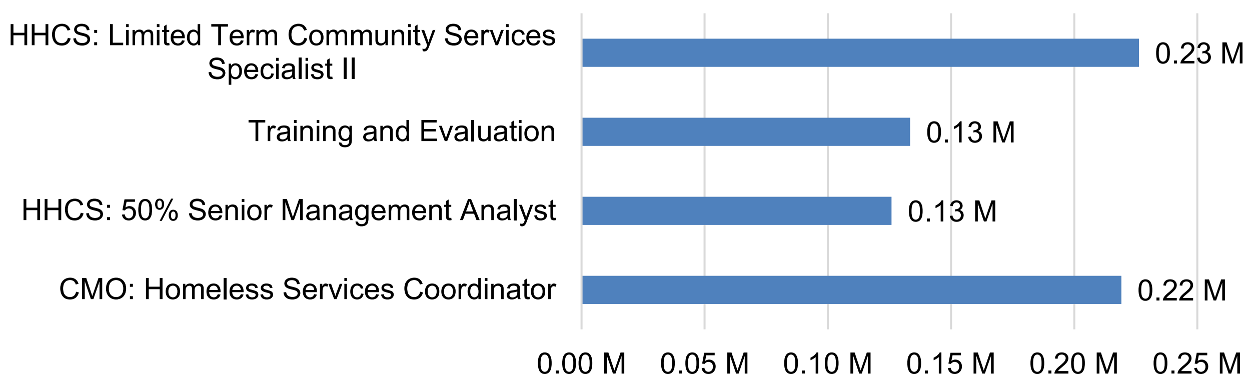
In addition to this project, Measure P contributes one-time funding for two additional permanent supportive housing projects as part of the match requirement for State Homekey funding. The City's Measure P contributions to these projects (over $15M) leveraged external Homekey funding (over $30M) on a 2:1 basis. The two projects are listed below:

Bay Area Community Services – Project Homekey Golden Bear Inn: This project received $7.3 million in Measure P funding in FY22 to acquire the Golden Bear Inn as a new permanent supportive housing site with 44 units for formerly homeless adults.

Housing Consortium of the East Bay – Project Homekey Rodeway Inn: This project will receive $8.5 million in local funding, likely including Measure P, to acquire the Rodeway Inn as a new permanent supportive housing site with 43 units for formerly homeless adults.

Staffing/Infrastructure

Measure P funds also support key infrastructure necessary to maintain and support homeless services. This category includes city staff working directly on homelessness programming, training, and evaluation. The City anticipates spending less than a million dollars of Measure P funding on the following costs through June 2025:



See below for a short description of each program/position:

Health, Housing and Community Services - Community Services' Specialist: Works with the program supervisor, other City departments and public agencies, boards and commissions, and the private sector in developing a comprehensive and integrated approach to homeless programs.

Health, Housing and Community Services - Senior Management Analyst: Assists in developing policy, procedure, and budgets for Measure P funded projects. Supervises work including fiscal and program analysis and oversight of contract and grant compliance requirements.

City Manager's Office - Homeless Service Coordinator: Provides administrative support to the Homeless Services Panel of Experts and assists in coordinating Berkeley's homeless services providers including the Homeless Response Team.

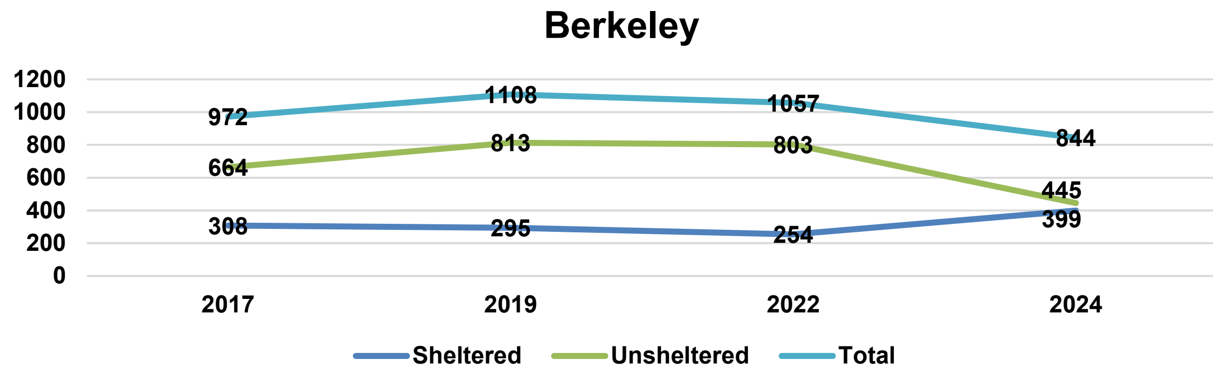
Leveraging Outside Funding to Reduce Unsheltered Homelessness

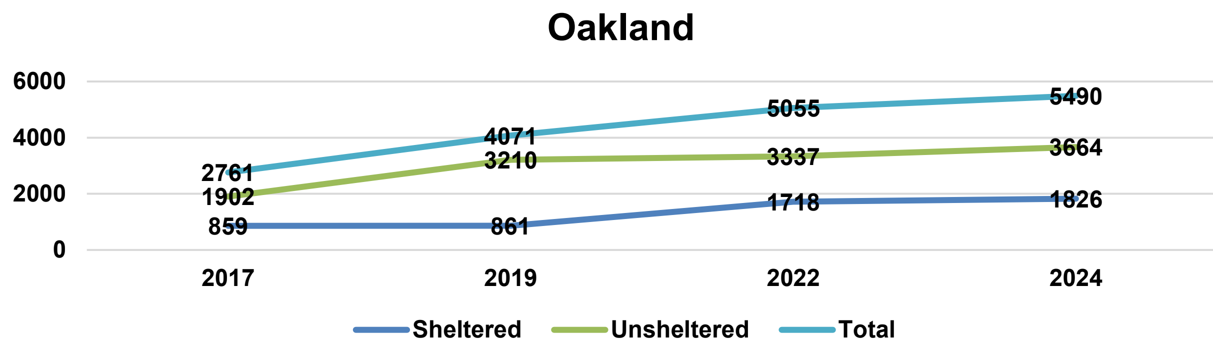
In 2021, the Berkeley City Council endorsed the All Home Regional Action Plan, a Bay Area-wide strategic homelessness plan that called for a 75% reduction in street homelessness by focusing on investments to bring people inside and off the streets, and then find permanent solutions for them. Since then, the City has used Measure P to implement that plan, and the source has leveraged roughly $35M in State funding in 3 years by being used as a matching source to:

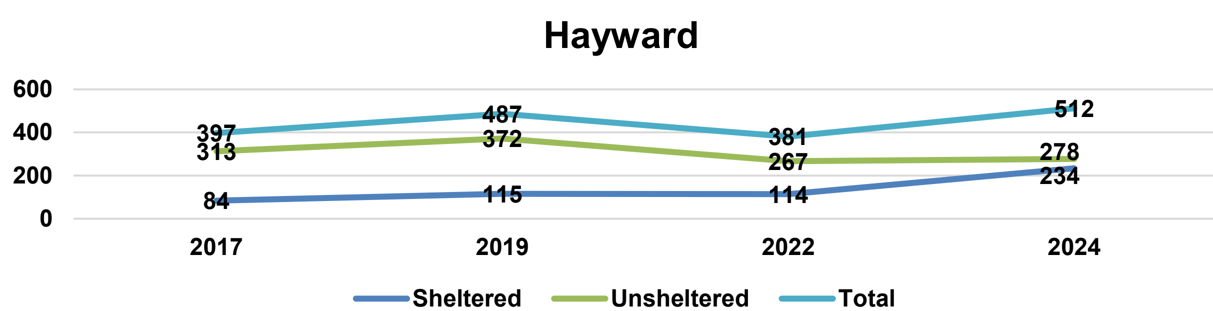
- Bring in roughly $5M in State Encampment Resolution Funds to open 23 motel-based, non-congregate shelter beds at the Super 8. The addition of non-congregate shelter to Berkeley's portfolio has nearly doubled our shelter acceptance rate (from 43% to 79%) among unsheltered people living in encampments.
- Bring in over $30M in State Homekey funding to open 85 units of new permanent supportive housing at two former motels.

The city's local efforts to fund homelessness programs, alongside the City's use of Measure P to robustly leverage new State funding opportunities, has contributed to a measurable decrease in homelessness in our city.

Berkeley, in partnership with the Alameda County Continuum of Care, conducts a Point-in-Time Count every two years which provides a snapshot of who is experiencing homelessness on any given night in our community. The most recent count was conducted in January 2024 and showed a major 45% reduction in Berkeley's unsheltered homeless population and an increase of 57% in our sheltered population from the previous count in 2022. This continued a downward trend in homelessness observed in Berkeley between 2019 and 2022 as well.

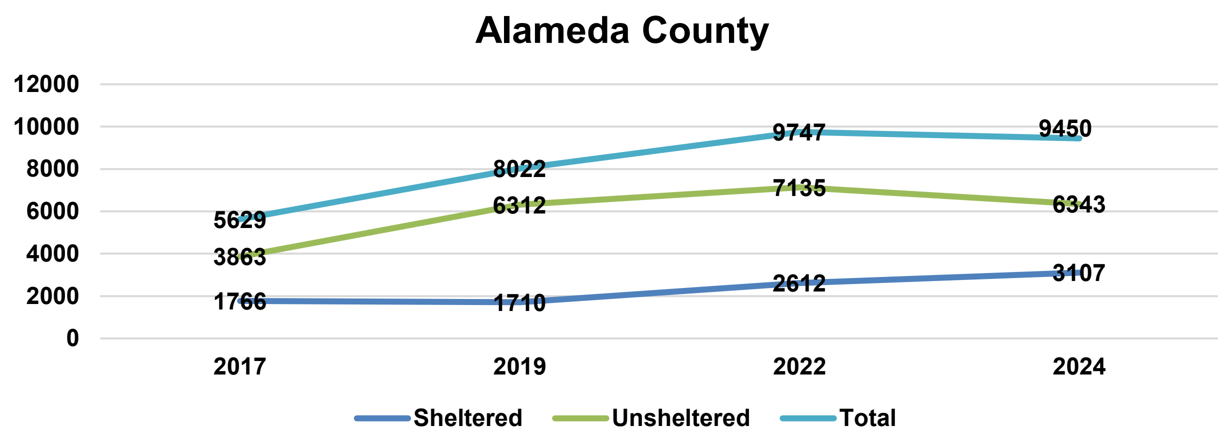






As shown in the graphs above, Berkeley's 45% reduction in unsheltered homelessness occurred while other major cities in the county continued to trend upwards. Hayward saw a 4% increase in their unsheltered population and Oakland saw an increase of 10%.

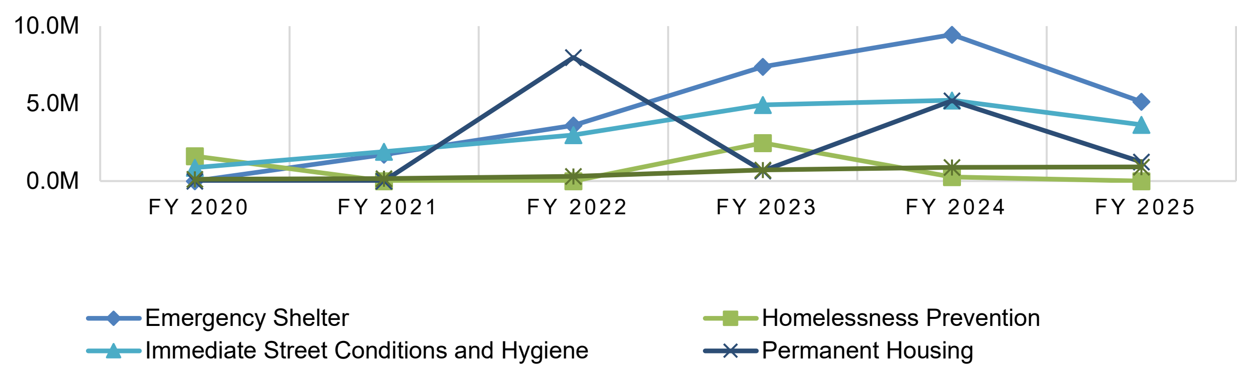
Overall, as seen in the graph below, the county's homeless population dropped 3% from 9,747 in 2022 to 9,450 in 2024. We also saw a 19% increase of sheltered homelessness, going from 2,612 in 2022 to 3,107 in 2024. Meanwhile, unsheltered homelessness across the county dropped 11%, going from 7,135 in 2022 to 6,343 in 2024. Unsheltered homelessness remains the majority's experience as 67% of the population experiencing homelessness in 2024 were unsheltered. Berkeley is getting closer to closing this gap, as only 52% of the population experiencing homelessness in 2024 were unsheltered.



Berkeley's investment of Measure P funding to permanent housing, immediate street conditions, prevention, and emergency shelter, all contributed to ensuring that the number of people experiencing homelessness in our community continues to decrease over time.

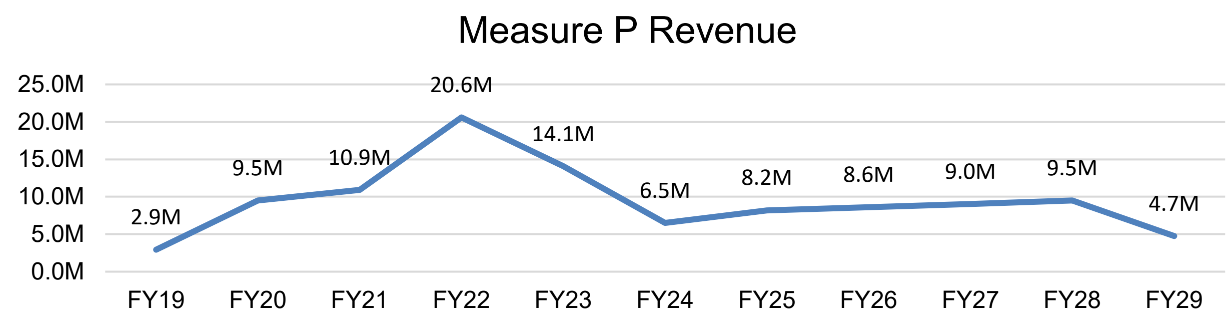
Funds expended to date

The following chart shows the amount of funding spent in each spending category since Measure P began funding projects in FY 2020:



Since FY 2020, $58.3 million has been spent in Measure P funding in the above categories listed. The FY 25 budget allocated an additional $10.9 million in Measure P revenue for a total of $69.2 million spent by the end of this fiscal year.

If current projections remain the same, Measure P will have a 2.2 million-dollar deficit by the end of FY 2026. Without additional revenue or program cuts, this deficit will grow to $19.8 million by the time the Measure sunsets in FY2029. The below chart shows the Measure P revenue that has been collected to-date as well as the projections moving through the measure's sunset:



If interest rates, which greatly affect real estate market activity, decline in the coming years, these projections may change as revenues may come in stronger than forecasted. Alternatively, if the economy enters a recession, real estate activity may slow and deficit projections may worsen.

MANAGEMENT OVERSIGHT

The measure also established the Homeless Services Panel of Experts. The Panel was developed to make recommendations on how and to what extent the City should establish and/or fund programs to end or prevent homelessness in Berkeley and provide humane services and support. The panel is composed of members that have expertise in at least one of the following areas:

1. Development, administration, provision and/or evaluation of homeless programs in a government or non-profit capacity,
2. Current or past lived experience with homelessness,
3. Researching the causes, impacts and solutions to homelessness,
4. State and/or local homeless policy, funding or programs,
5. Federal homeless policy and funding administration such as the Continuum of Care Program,
6. Development and financing of affordable housing for formerly homeless persons, and
7. Provision of mental health and/or substance use programs for homeless persons.

The Homeless Services Panel of Experts meets the first Wednesday of each month except for August and December. Members of the public who are interested in learning more about Measure P funds as they are allocated and expended can consult the Homeless Services Panel of Experts' meeting agendas and materials online, and/or attend the Commission meetings.

Council will review and act on the additional funding required to reduce and address the impacts of homelessness and will undoubtedly continue to rely on Measure P as a source for such efforts until the measure sunsets in 2029.

Information about Measure P can be found in the Bond and Revenue Measures[2] section of berkeleyca.gov. Members of the public interested in learning more about the allocation and expenditure of Measure P funds can also consult the Homeless Services Panel of Experts[3], refer to their meeting agendas and documents, and/or attend their meetings.

Attachment:

- Spreadsheet of Measure P projects

cc: David White, Deputy City Manager
Peter Radu, Assistant to the City Manager, Neighborhood Services
Scott Gilman, Director, Health, Housing and Community Services
Josh Jacobs, Homeless Services Coordinator, Neighborhood Services
Sharon Friedrichsen, Budget Director
Matthai Chakko, Communications Director/Assistant to the City Manager
Mark Numainville, City Clerk
Jenny Wong, City Auditor
Farimah Brown, City Attorney

[2] https://berkeleyca.gov/your-government/our-work/bond-revenue-measures
[3] https://berkeleyca.gov/your-government/boards-commissions/homeless-services-panel-experts

TRANSFER TAX -- MEASURE P PROGRAM BUDGET-----DRAFT

TRANSFER TAX -- MEASURE P PROGRAM BUDGET-----DRAFT

	Category of Spending	FY 2024 Preliminary Estimate	FY 2025 Estimate	FY 2026 Estimate	FY 2027 Estimate	FY 2028 Estimate	FY 2029 Estimate
Revenues							
Beginning Fund Balance		**$ 19,887,422**	**$ 5,583,073**	**$ 2,603,208**	**$ (1,231,027)**	**$ (10,099,726)**	**$ (14,409,877)**
*Measure P Revenues**		$ 6,500,000	$ 6,199,580	$ 6,509,559	$ 6,835,037	$ 7,176,789	$ 3,588,395
Total Revenues and Balance of Funds		**$ 26,387,422**	**$ 11,782,653**	**$ 9,112,767**	**$ 5,604,011**	**$ (2,922,937)**	**$ (10,821,482)**
LESS: Total Expenses		**$ 20,804,349**	**$ 9,179,445**	**$ 10,343,794**	**$ 15,703,736**	**$ 11,486,940**	**$ 11,968,445**
Personnel Costs (1)		*$ 530,359*	*$ 780,206*	*$ 842,623*	*$ 666,353*	*$ 719,661*	*$ 777,234*
CMO: Homeless Services Coordinator	Staffing/Infrastructure	$ 202,899	$ 219,131	$ 236,661	$ 255,594	$ 276,042	$ 298,125
HHCS: Community Services Specialist II	Staffing/Infrastructure	$ -	$ -	$ -	$ -	$ -	$ -
HHCS: 50% Senior Management Analyst	Staffing/Infrastructure	$ 116,560	$ 125,885	$ 135,956	$ 146,832	$ 158,579	$ 171,265
HHCS: 2 Year Limited Term Community Services Specialist II	Staffing/Infrastructure	$ 17,459	$ 226,274	$ 244,376	$ 263,926	$ 285,040	$ 307,843
Non-Personnel Costs/ Program Expenses		*$ 20,273,990*	*$ 8,399,239*	*$ 9,501,171*	*$ 15,037,384*	*$ 10,767,279*	*$ 11,191,211*
Fire: 5150 Response & Transport - Measure P portion of contract	Immediate Street Conditions and Hygiene	$ 1,321,605	$ 814,302	$ 814,302	$ 814,302	$ 814,302	$ 1,321,605
Dorothy Day House Shelter	Emergency Shelter	$ 566,000	$ 566,000	$ 566,000	$ 580,150	$ 594,654	$ 609,520
Dorothy Day House Drop In	Immediate Street Conditions and Hygiene	$ 182,000	~~$ -~~	~~$ -~~			$ 205,916
BACS Pathways STAIR Center	Emergency Shelter	$ 2,499,525	$ 2,002,768	$ 2,002,768	$ 2,002,768	$ 2,002,768	$ 2,499,530
BACS Coordinated Entry System (BACS HRC & Shallow Subsidies)	Immediate Street Conditions and Hygiene	$ 829,498	$ 1,235,411	$ 1,235,411	$ 1,235,411	$ 1,235,411	$ 1,235,411
BACS Permanent Housing Subsidies / Shallow Subsidies	Permanent Housing	$ -	~~$ -~~	~~$ -~~			$ 1,600,000
No Place Like Home - Scattered Unit Supportive Services	Permanent Housing	~~$ -~~	~~$ -~~	~~$ -~~		$ 105,000	$ 105,000
No Place Like Home - Scattered Unit Supportive Services		~~$ -~~	$ -	$ -	$ 138,800	$ 138,800	$ 43,800
LifeLong Medical - Maudelle Shirek Affordable Housing (NPLH)		$ 15,300	$ 61,200	$ 61,200	$ 61,200	$ 61,200	$ 61,200
Insight Housing Hope Center (NPLH)	Permanent Housing	$ 95,000	~~$ -~~	~~$ -~~			$ 95,000
Insight Housing - Men's Housing Program	Emergency Shelter	$ 170,502	~~$ -~~	~~$ -~~			$ 170,502
BDIC Locker Program	Immediate Street Conditions and Hygiene	$ 50,000	~~$ -~~	$ -	$ -	$ -	$ -
LifeLong Medical - Street Medicine	Immediate Street Conditions and Hygiene	$ 525,001	$ 525,000	$ 525,000	$ 525,000	$ 525,000	$ 525,000
YSA Tiny Home	Emergency Shelter	$ 78,000	$ -	$ -			
DBA- Homeless Outreach Worker	Immediate Street Conditions and Hygiene	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000
Downtown Streets Team	Immediate Street Conditions and Hygiene	$ 225,000	$ -	$ -	$ 225,000	$ 225,000	$ 225,000
Shelter at 742 Grayson Street	Emergency Shelter	$ -	$ -	$ -	$ -	$ -	$ -
Shelter at 1720 San Pablo Ave Lease	Emergency Shelter	$ 908,796	$ 935,160	$ 962,315	$ 990,284	$ -	$ -
Dorothy Day House Berkeley Emergency Storm Shelter (Winter Shelter)	Emergency Shelter	$ 350,000	$ 350,000	$ 358,750	$ 367,719	$ 376,912	$ 386,335
Dorothy Day House - Inclement Weather Shelter	Emergency Shelter	$ 412,185	$ -	$ -	$ -	$ -	$ -

Dorothy Day House Beyond Horizon - 1720 San Pablo Avenue - Supportive Services	Emergency Shelter	$ 950,000	$ 950,000	$ 950,000	$ 950,000	$ -	$ -
1367 University Avenue Step Up Housing Project*	Permanent Housing	~~$ -~~	0	1,066,027	1,092,678	1,119,995	1,147,995
Russell Street Residence Acquisition	Permanent Housing	$ 4,500,000	$ -	$ -	$ -	$ -	$ -
HHCS: Square One Hotel Vouchers	Emergency Shelter		$ -	$ -	$ -	$ -	$ -
Training and Evaluation	Staffing/Infrastructure	$ 133,334	$ 133,334	$ 133,334	$ 133,334	$ 133,334	$ 133,334
Homeless Response Team	Immediate Street Conditions and Hygiene	$ 920,085	$ 690,064	$ 690,064	$ 690,064	$ 690,064	$ 690,064
Berkeley Relief Fund	Homelessness Prevention	$ -	$ -	$ -	$ -	$ -	$ -
Portable Toilets	Immediate Street Conditions and Hygiene	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000	$ 96,000
Old City Hall Sprinkler system	Emergency Shelter	$ 400,000	$ -	$ -			
Reimagining Public Safety-Expand Downtown Streets Teams as placement for low-level violations	Immediate Street Conditions and Hygiene	$ -	$ -	$ -	$ -	$ -	$ -
Expand the scope of services for the Downtown Streets Team to address the need for enhanced services around commercial and industrial areas in the Gilman District twice weekly	Immediate Street Conditions and Hygiene	$ 50,000	$ -	$ -	$ -	$ -	$ -
Reimagining Public Safety: Funding to organizations for Respite from Gender/Domestic Violence	Emergency Shelter	$ 220,000	$ -	$ -	$ -	$ -	$ -
701 Harrison Transition - Site Security	Emergency Shelter	$ 88,000	$ -	$ -	$ -	$ -	$ -
Encampment Resolution Fund 2 Awarded Grant Match- Super 8	Emergency Shelter	$ -	$ -	$0	$ 2,527,538	$ -	$ -
HCEB Contract- Interim Housing at Rodeway Inn		$ 1,925,256	$ -	$ -			
Encampment Resolution Fund 3 Tentative Grant Match		$ -	$ -	$ -	$ 2,567,136	$ 2,608,840	
Fiscal Year Surplus (Shortfall)		**$ (14,304,349)**	**$ (2,979,865)**	**$ (3,834,235)**	**$ (8,868,699)**	**$ (4,310,151)**	**$ (8,380,051)**
Ending Fund Balance		**$ 5,583,073**	**$ 2,603,208**	**$ (1,231,027)**	**$ (10,099,726)**	**$ (14,409,877)**	**$ (22,789,927)**

Notes:
(1) Personnel Costs from FY 2025 to FY 2029 assumes an 8 percent increase for increased pension costs

Attachment 4

CITY OF BERKELEY

Office of the City Manager

February 6, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Re: Measure O Update

This memo gives an overview of the City's implementation thus far of Measure O, a 2018 ballot measure dedicated to increasing affordable housing.

Measure O has thus far guided $109M toward an array of projects that will create at least 1,000 new affordable apartments and 44 shelter beds. This includes five completed projects, one project under construction, and a healthy pipeline of new construction projects in various stages of predevelopment and planning. Due to the robust Housing Trust Fund project pipeline, the City is on track to nearly double the number of restricted affordable units in its portfolio since 2018, largely thanks to the impact of Measure O. This powerful expansion of City investment in affordable housing will help low- and middle-income households in Berkeley.

Building permanent affordable housing is complex, challenging and takes significant time. Affordable housing financing in California requires nonprofit developers to braid together funding from multiple sources. County, state, and federal sources usually require committed local funding – making the City's investment a critical first step for most of these multi-year developments. City staff also use these funds to help project sponsors leverage funding from outside sources. None of this would be possible without highly skilled, creative staff who navigate a labyrinth of regulations, government agencies and nonprofits. Guided by our work, every Measure O dollar multiplies more than 4x.

Permanent affordable housing is just one of the City's strategies to address the statewide housing crisis, which is at an extreme in the Bay Area. Measure O helps create a more inclusive Berkeley, expanding affordability for neighborhoods across the City and making them available to a broader group of people.

BALLOT MEASURE

Measure O provides $135 million of funding from bond revenue to pay for affordable housing projects. Berkeley voters passed Measure O in November 2018 with 77.5% approval. The original ballot question read:

> Shall the measure to issue $135 million in bonds to create and preserve affordable housing for low-income households, working families, and individuals including teachers, seniors, veterans, the homeless, and persons with disabilities; subject to citizen oversight and independent audits, be adopted?

PROGRESS ON AFFORDABLE HOUSING PROJECTS

Affordable housing projects funded by Measure O are providing housing for low- and middle-income members of the Berkeley community.

Completed Projects

Five projects are complete, creating 240 new units of affordable housing and modern shelter space with 44 beds.

Jordan Court[1] opened in North Berkeley in spring of 2022. This project created 34 affordable studio units for low-income seniors, with 12 set aside for formerly homeless seniors. Jordan Court serves households earning between 20% and 60% of the area median income (AMI). (Measure O funding: $3.5 million, fully disbursed)

Berkeley Way[2] opened in Downtown Berkeley in October 2022, and includes three sub-projects that received $13,820,423 in Measure O funding:

- The Hope Center homeless shelter has 32 beds for homeless individuals and 12 transition beds for homeless veterans. (Measure O funding: $6.9 million, including $6.7 million in loans already disbursed.)
- The Hope Center permanent supportive housing has 53 apartments for people with disabilities or other special needs who would benefit from support services. This project serves households earning up to 30% AMI. (Measure O funding: $6.7 million, with all but $10,000 disbursed)
- The Berkeley Way Apartments has 89 units of affordable housing, consisting of studios, one- and two-bedroom apartments for households earning between 50-60% AMI. (Measure O funding: $179,000, with all but $18,000 disbursed)

[1] https://berkeleyca.gov/your-government/our-work/capital-projects/jordan-court
[2] https://berkeleyca.gov/your-government/our-work/capital-projects/berkeley-food-and-housing-project-bfhp-hope-center

The Grinnell[3] (formerly known as Blake Apartments) in West Berkeley was completed in June 2024 and has 63 units of housing, consisting of studios and one- and two-bedroom apartments. The Grinnell serves households earning between 30-60% AMI. (Measure O funding: $7.3 million, fully disbursed)

In Progress Projects
Two additional projects are in progress (either under construction or in predevelopment with site acquisition completed) and will create 141 units of affordable housing:

Maudelle Miller Shirek Community[4] in South Berkeley will have 87 units of housing, consisting of studios as well as one-, two-, and three-bedroom apartments. The units will be affordable to households earning between 20-80% AMI. The project is under construction, with anticipated completion in Fall 2024. (Measure O funding: $12.9 million, including $11.2 million disbursed)

1740 San Pablo[5] in West Berkeley will have 54 affordable homes for families earning between 30% and 60% AMI, including three units reserved for artist households. (Measure O funding $7.5 million, including $6.1 million disbursed)

Projects in Predevelopment
Several projects have Measure O funding reserved but construction has not yet begun:

Berkeley Unified School District (BUSD) Workforce Housing Development[6] will have 110 apartments affordable to households earning between 30% and 120% AMI, with leasing preference for BUSD employees. Construction start is anticipated in 2025. (Measure O funding: $24.5 million)

City Council reserved $40 million in Measure O funding to support the development of affordable housing at the Ashby and North Berkeley BART (NBB) sites. Ashby is still in the planning stages; the selected nonprofit affordable housing developer(s) will have access to up to $20 million in Measure O.

The City and BART partnered to select a team of developers for NBB, three of which are nonprofit affordable housing developers. The $26.5 million City subsidy (including $20 million in Measure O) will be split between the following projects:

- NBB BRIDGE Phase 1 Project will have 120 units of family housing, serving incomes between 30% and 70% AMI.
- NBB EBALDC Project will have 45 units of family housing (up to 70% AMI),

[3] https://berkeleyca.gov/your-government/our-work/capital-projects/grinnell
[4] https://berkeleyca.gov/your-government/our-work/capital-projects/maudelle-miller-shirek-community
[5] https://berkeleyca.gov/your-government/our-work/capital-projects/1740-san-pablo-avenue
[6] https://berkeleyca.gov/your-government/our-work/capital-projects/berkeley-unified-school-district-busd-workforce-housing

plus 15 units of permanent supportive housing (up to 30% AMI).
- NBB BRIDGE Insight PSH Project will have 85 units of permanent supportive housing (up to 30% AMI) serving formerly homeless households.

A fourth NBB affordable project will be subsidized by the market rate developer partnering on the site development.

Additionally, Council approved funding reservations for the following projects that will likely include some Measure O funds. The final mix of funding sources will be determined prior to loan closing, based on available funding at that time.
- Supportive Housing in People's Park
- St. Paul Terrace
- Ephesian Legacy Court

Net Measure O funds received by the City to date are $76,682,000. All of these funds have been committed or reserved for projects. The City will issue the remaining $57 million when there is debt capacity and developments are ready for the funding. The next issuance is anticipated in 2025.

POLICIES GUIDE FUNDING

The City has made Measure O dollars available through the Housing Trust Fund Program, which is subject to Council-approved Guidelines as well as administrative criteria and funding source restrictions. These Guidelines have been in place since 1990 and are updated from time to time. The most recent update was adopted by Resolution No. 69-683-N.S. on January 19, 2021.[7] In addition to staff's work on housing developments, the City's Housing Advisory Commission, made up of community members appointed by Councilmembers and the Mayor, reviews projects and makes recommendations to the full City Council about expenditure of the City's affordable housing dollars.

Development of affordable housing is traditionally divided into several phases:
- **Predevelopment**: Project sponsors design the development, engage with the community, apply for financing from multiple sources, obtain a use permit, apply for a building permit, then finally enter into financing agreements and pay for the building permit. Permits and financing are finalized.
- **Construction**: Staff continue to monitor the developments, disburse City funds, and help resolve issues that may arise.
- **Lease-up**: This phase starts about 6 months before Construction finishes. Sponsors begin the Lease-Up phase by clarifying all tenant screening

[7] https://berkeleyca.gov/community-recreation/affordable-housing-berkeley/housing-trust-fund

criteria, marketing the housing through community partners, accepting applications, screening tenants, preparing lease and when the building is complete, working with tenants as they move in.

- **Operations**: The development is occupied and leasing up apartments when someone moves out. Staff monitor Operations for 55 years.

The City's affordable housing development funds are most often reserved early in the predevelopment process. This allows project sponsors to successfully compete for state and federal funds.

Typically, the City executes a loan agreement once all permits are ready to issue and full financing has been secured, a process which usually takes years. At times City funds are loaned at site acquisition. As a result, funds may be reserved or committed for years before they are expended. Please see *Attachment 1: Affordable Housing* for details on the Measure O-funded projects, including income ranges served, total City funds, project type, and status.

Measure O has a powerful role. For every dollar in Measure O funding, project sponsors have been able to secure $4.20 in outside funding from state, regional or private sources.

FUNDS EXPENDED TO DATE

Once Measure O funds are committed to a project, they are typically disbursed on a monthly (or less frequent) schedule when the project sponsor has incurred eligible project expenses as well as satisfied various conditions of the loan agreement. The project sponsor submits an invoice along with documentation of each expense, which is reviewed and approved by multiple City staff before funds are released.

As of 8/12/2024 the City had disbursed $41,585,898 in Measure O funds through seven development loans as detailed in the attached table. Five are complete (Berkeley Hope Center, Berkeley Hope Center Permanent Supportive Housing, BRIDGE Berkeley Way, Jordan Court, and The Grinnell), one is under construction (Maudelle Miller Shirek Community), and site acquisition has been completed for 1740 San Pablo. These represent a total of 240 units and 44 shelter beds completed with Measure O support to date, 87 units currently in construction, and 54 units in predevelopment.

Additionally, $143,347 was disbursed to support external legal services for the Berkeley Way projects. The total Measure O funds expended for all purposes is $41,729,245.

MANAGEMENT AND OVERSIGHT

The Department of Health, Housing, and Community Services manages the affordable housing projects funded by Measure O. Funds are distributed through the Housing Trust Fund, which pools funds for affordable housing construction from a variety of sources and makes them available to developers through one single application process.

The Housing Advisory Commission and City Council review and approve projects to receive Measure O funding. Oversight was previously provided by the Measure O Bond Oversight Committee, which met 10 times from April 2019 - March 2021.

The commission's role is to review requests for funding, make funding recommendations to Council and receive information about the status of funding reservations and commitments. Neither commission produced its own report assessing the status of Measure O.

The City's Finance Department contracted with an outside auditor to audit Measure O expenditures as required by the ballot measure. The first fiscal year including Measure O expenditures ended on June 30, 2021 and was the first year to be audited. The draft audit was completed on September 20, 2023 and had no findings.

Information about Measure O can be found in the Bond and Revenue Measures and the Capital Projects[8] sections of berkeleyca.gov.[9] Members of the public interested in learning more about the allocation and expenditure of Measure O funds can also consult the Housing Advisory Commission, refer to their meeting agendas and documents, or attend their meetings.[10]

Attachment: Spreadsheet of Measure O projects

cc: Tasha Tervalon, Interim Deputy City Manager
Sharon Friedrichsen, Interim Deputy City Manager/Budget Manager
Scott Gilman, Director, Health, Housing, and Community Services
Margot Ernst, Manager, Housing and Community Services
Henry Oyekanmi, Director, Finance Department
Matthai Chakko, Assistant to the City Manager
Mark Numainville, City Clerk
Jenny Wong, City Auditor
Farimah Brown, City Attorney

[8] https://berkeleyca.gov/your-government/our-work/capital-projects

[9] https://berkeleyca.gov/your-government/our-work/bond-revenue-measures

[10] https://berkeleyca.gov/your-government/boards-commissions/housing-advisory-commission

City of Berkeley

Affordable Housing Projects Supported by Measure O

Total Authorized Bonds = $135M

Project Name	Project Address	Development Partner	Description	Units[1]	Affordability	Total Measure O Funds Committed or Reserved[2]	Measure O Disbursements Through June 2024	Total City Funds Reserved	Projected Sources of Funds[3]	Project Status
Projects with Measure O Commitments and Reservations										
BRIDGE Berkeley Way	2012 Berkeley Way	BRIDGE Housing	89 affordable homes and services for low- and very low- income families.	89	50-60% AMI	$179,494	$161,544	$2,774,925	Measure O, HTF	Completed
Berkeley Hope Center	2012 Berkeley Way	Insight Housing / BRIDGE Housing	32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.	44	0-30% AMI	$6,909,837	$6,652,191	$16,964,507	Berkeley's Housing Trust Fund (HTF), Measure U1[4] (U1), Measure O	Completed
Berkeley Hope Center Permanent Supportive Housing	2012 Berkeley Way	Insight Housing / BRIDGE Housing	53 permanent supportive housing apartments.	53	0-30% AMI	$6,731,092	$6,721,092	$7,727,630	Measure O, HTF	Completed
Jordan Court	1601 Oxford Street	Satellite Affordable Housing Associates (SAHA)	34 affordable studio units for seniors. 12 units will also be set aside for formerly homeless households.	35	20-60% AMI	$3,501,884	$3,501,884	$6,026,927	HTF, Measure O	Completed
The Grinnell (formerly Blake Apartments)	2527 San Pablo Avenue	SAHA	62 affordable apartments for families and individuals. 12 units are prioritized for people with an intellectual or developmental disability.	63	30-60% AMI	$7,266,032	$7,266,032	$12,000,000	Measure O, U1, State Local Housing Trust Fund (LHTF)	Completed
Maudelle Miller Shirek Community	2001 Ashby Avenue	Resources for Community Development (RCD)	86 apartments for families and individuals. 12 units will also be set aside for formerly homeless households.	87	20-80% AMI	$12,932,000	$11,225,017	$17,000,000	Measure O, U1, LHTF	Under Construction
1740 San Pablo Avenue	1740 San Pablo Avenue	BRIDGE Housing	53 new affordable homes for families. 3 units will be set aside for artist households.	54	30-60% AMI	$7,500,000	$6,058,137	$7,500,000	Measure O	Predevelopment
Berkeley Unified School District (BUSD) Workforce Housing Development	1701 San Pablo Avenue	BUSD/SAHA/Abode	109 affordable apartments. Employees of BUSD and their households will have a leasing preference.	110	30-120% AMI	$24,500,000	-	$24,500,000	Measure O	Predevelopment
NBB BRIDGE Phase 1	North Berkeley BART Site	BRIDGE Housing	119 affordable apartments for families and individuals.	120	30-70% AMI		-	$11,563,636	Measure O, HTF	Predevelopment
NBB EBALDC Project	North Berkeley BART Site	East Bay Asian Local Development Corporation (EBALDC)	59 affordable homes, including family housing and 15 units of permanent supportive housing	60	0-70% AMI	$20,000,000	-	$5,926,364	Measure O, HTF	Predevelopment
NBB BRIDGE Insight PSH Project	North Berkeley BART Site	BRIDGE Housing + Insight Housing	85 permanent supportive housing apartments	85	0-30% AMI		-	$9,010,000	Measure O, HTF	Predevelopment
Ashby BART Projects	Ashby BART Site	TBD	TBD	TBD	TBD	$20,000,000	-	$26,500,000	Measure O, HTF	Planning
Measure O Impact				**>800**	**New Units**	**$109,520,339**	**$41,585,897.62**	**$147,493,989**		
Projects with City Funding Reservations										
Supportive Housing at People's Park	2556 Haste Street	TBD	118 affordable units with 62 units set aside for formerly homeless households.	119	10-50% AMI	FR[5]	-	$14,359,593	TBD	Planning
St. Paul Terrace	2024 Ashby Avenue	Community Housing Development Corporation (CHDC)	49 affordable units, including 11 studios, 6 one-bedrooms and 17 two-bedrooms, and 15 three-bedrooms.	50	30-60% AMI	FR[5]	-	$12,250,000	TBD	Predevelopment
Ephesian Legacy Court	1708 Harmon Avenue	CHDC	79 one-bedroom units.	80	30-60% AMI	FR[5]	-	$18,087,701	TBD	Predevelopment
				249	**New Units**			**$44,697,294**		

[1] total units, including managers' units

[2] committed = in contract, and reserved = set aside for a particular project

[3] the final mix of funds is determined at loan closing

[4] General Funds generated pursuant to Measure U1

[5] FR = Funding Reservation that the City Council has approved from currently available affordable housing funds. Final mix of funding to be determined at development loan closing.

Attachment 5

Department	Project Count	Estimated Costs	Project Summary
PRW	19	$ 107,600,003	This portfolio of park, facility, sports field, and shoreline improvements advances community well-being by delivering safe, accessible, and resilient public spaces across Berkeley. The projects modernize aging community and aquatic facilities, improve play areas and restrooms, expand high-demand park amenities, upgrade sports infrastructure, and address critical shoreline and sea-level-rise vulnerabilities to protect public access and essential infrastructure for the long term.
PW	8	$ 97,445,061	This set of facility, seismic, and accessibility projects strengthens the City's civic infrastructure by addressing life-safety risks, modernizing aging public buildings, and ensuring essential services remain resilient, functional, and accessible for decades to come. Together, these investments reduce long-term liability, improve ADA compliance, and advance a safer, more reliable built environment that supports community well-being and equitable access to public services.
FIRE	4	$ 102,272,678	These projects modernize essential emergency response facilities, strengthening the City's long-term resilience and ability to protect public safety amid evolving climate and operational demands. Together, they advance a future-ready infrastructure system that harmonizes with the community's broader goals for safety, reliability, and sustainable investment.
TOTAL	**31**	**$ 307,317,742**	

Bond Measure Proposed Projects
Total Reccomended Projects: 19
Total Amount: $102,272,678

PRW

Project Summary: This portfolio of park, facility, sports field, and shoreline improvements advances community well-being by delivering safe, accessible, and resilient public spaces across Berkeley. The projects modernize aging community and aquatic facilities, improve play areas and restrooms, expand high-demand park amenities, upgrade sports infrastructure, and address critical shoreline and sea-level-rise vulnerabilities to protect public access and essential infrastructure for the long term.

Item #	Projects	Description/ Justification	Percentage of full funding needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
1	**Frances Albrier Community Center (no pool)**	***Facility Modernization.*** The only major community center not rebuilt or seismically upgraded; San Pablo Park's high use requires a modern, appropriately sized facility.	***100% of project cost needed.*** Limited eligibility for FEMA and sustainable energy grants; small support possible from Parks Tax.	Community Facilities	$ 30,000,000.00	Yes	Parks Tax; FEMA grant for seismic	Yes	2	High
2	**Aquatic Park: Dreamland Area**	***Plan Implementation.*** Advances the community-vetted Dreamland Area Plan to support increased recreation and waterfront activation.	***25% of project cost needed.*** Eligible for State grant funds; requires a 25% local match if development funding is not secured.	Park Amenities	$ 2,100,000.00	Yes	Parks Tax; Prop 4 grant; Developer Funds	No	2	High
3	**Cedar Rose 2-5 Play Structure**	***Facility Modernization.*** Upgrades the heavily used 2–5 play area to current safety and accessibility standards.	***100% of project cost needed.*** May be partially supplemented with limited Parks Tax funds.	Park Amenities	$ 2,500,000.00	Yes	Parks Tax	No	1	High
4	**Cedar Rose Restroom**	***New Restroom*** . Adds a high-volume restroom along the Ohlone Greenway to meet growing demand.	***100% of project cost needed.*** May be partially supplemented with limited Parks Tax funds.	Park Amenities	$ 500,000.00	No	Parks Tax	No	1	Medium
5	**Codornices Restroom**	***Facility Modernization.*** Replaces the aging, high-use hills restroom with a permanent Smart Restroom facility.	***100% of project cost needed.*** May be partially supplemented with limited Parks Tax funds.	Park Amenities	$ 500,000.00	No	Parks Tax	No	6	Medium
6	**Dog Park - City Wide**	***New Facilities.*** Adds 4–6 dog parks across Berkeley to address significant community demand.	***50% of project cost needed.*** Good candidate for grants and potential Parks Tax support.	Park Amenities	$ 2,500,000.00	No	Parks Tax	No	All	High
7	**Glendale LaLoma Park Improvements: Playgrounds, Parking Lot, Pathways**	***Facility Modernization.*** Improves play structures, parking lot, and pathways for safety and ADA access.	***100% of project cost needed.*** Site not grant eligible	Park Amenities	$ 3,500,000.00	Yes	Parks Tax	No	6	High
8	**Harrison Field Conversion to Artificial Turf**	***Full Conversion.*** Replaces failing natural fields with artificial turf to double field capacity and reduce maintenance.	***100% of project cost needed.*** May be supplemented with limited Parks Tax and small state grants.	Sports Facilities	$ 6,000,000.00	No	Parks Tax	No	2	High
9	**Harrison Park Restroom**	***Facility Modernization.*** Advances restroom improvements designed under T1 Phase 2.	***100% of project cost needed.*** May be partially supplemented with limited Parks Tax funds.	Park Amenities	$ 750,000.00	Yes	Parks Tax	No	1	High
10	**King Pool (25 Meter) & Locker Room Replacement**	***Facility Modernization.*** Rebuilds locker rooms and replaces existing pools with a modern, competition-capable 25-meter facility.	***100% of project cost needed.*** Difficult to secure grants for pool facilities; Parks Tax cannot be used.	Community Facilities	$ 25,000,000.00	Yes	None	No	5	High
11	**Live Oak Soccer and Basketball Courts and Lighting**	***Facility Modernization.*** Levels basketball courts, converts soccer practice field to turf, and improves lighting.	***66% of project cost needed.*** Remaining costs may be funded with Parks Tax.	Sports Facilities	$ 3,000,000.00	No	Parks Tax	No	5	Medium
12	**San Pablo Sports Field Irrigation and Drainage**	***System Replacement.*** Fixes failing irrigation and drainage at the City's most used sports fields.	***100% of project cost needed.*** Maintenance-focused project; not eligible for grants.	Sports Facilities	$ 1,600,000.00	No	Parks Tax	No	2	Medium
13	**Cesar Chavez Park Restroom and Pathway**	***New Restroom + Pathway Renovation.*** Improves access and replaces aging facilities at a high-use waterfront park.	***60% of project cost needed.*** Eligible for Parks Tax support.	Park Amenities	$ 3,000,000.00	Yes	Parks Tax, State Coastal Conservancy (SSC) grant eligible	No	1	Medium

Bond Measure Proposed Projects
Total Reccomended Projects: 19
Total Amount: $102,272,678

Project Summary: This portfolio of park, facility, sports field, and shoreline improvements advances community well-being by delivering safe, accessible, and resilient public spaces across Berkeley. The projects modernize aging community and aquatic facilities, improve play areas and restrooms, expand high-demand park amenities, upgrade sports infrastructure, and address critical shoreline and sea-level-rise vulnerabilities to protect public access and essential infrastructure for the long term.

PRW

Item #	Projects	Description/ Justification	Percentage of full funding needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
14	Marina Docks Timber Pile Replacement - 130 piles	***Infrastructure Stabilization.*** Replaces remaining timber piles to extend Marina dock life for 50+ years.	***100% of project cost needed.*** Not eligible for grants or Parks Tax.	Shoreline & Sea Level Rise Projects	$ 6,000,000.00	Yes	None	No	2	Medium
15	Marina Blvd Sea Level Rise and Bay Trail	***Sea Level Rise Adaptation.*** Protects shoreline pathways and roadway segments.	***50% of project cost needed.*** The sea level rise portion of the project is grant-eligible.	Shoreline & Sea Level Rise Projects	$ 1,900,000.00	Yes	Federal and State grant eligible	No	1 and 2	High
16	University Ave Sea Level Rise- Bike Park on University Avenue	***Sea Level Rise Adaptation.*** Addresses vulnerabilities at the Bike Park.	***50% of project cost needed.*** The sea level rise portion of the project is grant-eligible.	Shoreline & Sea Level Rise Projects	$ 2,750,000.00	Yes	Prop 4 and SSC grant eligble	No	2	High
17	South Cove Seawall Replacement	***Full Replacement.*** Prevents imminent seawall failure that would close public access to South Cove.	***100% of project cost needed.*** Minimal grant eligibility due to maintenance scope; not eligible for Parks Tax.	Shoreline & Sea Level Rise Projects	$ 5,000,000.00	Yes	SSC grant eligble	Yes	2	High
18	Univ Ave / Seawall Dr / Bay Trail / Plaza	***Shoreline Improvements.*** Advances CEQA/NEPA-ready shoreline upgrades funded by multiple partner sources.	***20% of project cost needed.*** Requires local matching funds to unlock potential state and regional shoreline resilience grants.	Shoreline & Sea Level Rise Projects	$ 5,000,000.00	Yes	SSC grant eligible, Measure FF, future 199 Seawall tennant	No	2	High
22	Adeline Corridor Open Space	***New Open Space.*** Aligns with the Adeline Corridor Plan to expand park access in an equity-priority area.	***100% of project cost needed.*** Portions of the project are grant-eligible, though transportation elements are a stronger fit for competitive grant program	Park Amenities	$ 6,000,000.00	Yes	Misc. Transportation grants	No	3	High
	Total - Recommended PRW Projects				**$ 107,600,002.50**					

Total Reccomended Projects: 11
Total Amount: $97,445,061

Project Summary: This set of facility, seismic, and accessibility projects strengthens the City's civic infrastructure by addressing life-safety risks, modernizing aging public buildings, and ensuring essential services remain resilient, functional, and accessible for decades to come. Together, these investments reduce long-term liability, improve ADA compliance, and advance a safer, more reliable built environment that supports community well-being and equitable access to public services.

Public Works

Item #	Projects	Description/Justification	Percentage of Full Funding Needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
23	**Veterans Memorial Bldg (VMB) Ph 1 Renovation - Seismic Upgrades**	***Seismic Upgrade.*** Strengthens the historic 1928 Veterans Memorial Building as the first phase of the Civic Center restoration effort; the building lacks seismic integrity and has not received structural reinforcement since 1993.	***20%–100% of project cost needed.*** FEMA grant application (2025) requested $21M; if awarded, a $6M City match is required. No other City funding available.	Facilities	$ 13,941,742	Yes	FEMA Grant pending	Yes	4	High
24	**Maudelle Shirek Bldg (MSB) Ph 1 Renovation - Seismic Upgrades**	***Seismic Upgrade.*** Improves seismic performance of the historic 1909 building, which predates seismic codes and is structurally deficient, posing significant life-safety risk; work brings the facility to Damage Control Plus standards.	***20%–100% of project cost needed.*** FEMA grant application (2025) requested $21M; if awarded, a $6M City match is required. No other City funding available.	Facilities	$ 6,719,513	Yes	FEMA Grant pending	Yes	4	High
25	**Berkeley Mental Health Services Building Renovations**	***Facility Replacement.*** Constructs a new two-story mental health services building to expand program capacity and replace aging structures with significant deferred maintenance.	**40-50% of project cost needed.** Pending grant is not secured. $1.7M in cash match has been identified with exiting funding for the project.	Facilities	$ 3,249,900	Yes	Grant pending	No	3	Medium
26	**50/50 Sidewalk Program**	***Sidewalk Repairs (ADA).*** Funds backlog of sidewalk safety and accessibility repairs through the City's shared-cost 50/50 program to address cracked and uneven sidewalks citywide.	***50%–100% of program cost needed.*** Measure FF may support the City's share beginning FY27, but annual availability is limited to approximately $3M citywide.	Pedestrian/ADA	$ 14,000,000	Backlog	Measure BB; Measure FF; State Gas Tax	Yes	Various	Medium
27	**MLK Civic Center Annex Modernernization (1947 Center)**	***Facility Modernization.*** Addresses deferred maintenance through seismic upgrades, HVAC, electrical, elevator replacement, hazardous materials abatement, and ADA improvements.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Facilities	$ 18,306,000	Yes	None	Yes	4	Medium
28	**MLK Civic Center Building Modernization (2180 Milvia)**	***Facility Modernization.*** Replaces end-of-life mechanical, electrical, and plumbing systems, addresses hazardous materials, and includes waterproofing and ADA improvements for the 89,000 sq. ft. civic building.Need exterior envelope waterproofing. ADA Improvements are included.	***100% of project cost needed.*** Deferred maintenance remains unfunded; no dedicated funding source beyond baseline corrective maintenance.	Facilities	$ 11,745,040	Assessment	None	No	1	Medium
29	**Animal Services Facility Modernization**	***Facility Modernization.*** Repairs roofing, HVAC, drainage, electrical, plumbing, and interior finishes to address deferred maintenance and improve operational efficiency.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Facilities	$ 1,995,400	Yes	None	No	2	Medium

Total Reccomended Projects: 11
Total Amount: $97,445,061

Project Summary: This set of facility, seismic, and accessibility projects strengthens the City's civic infrastructure by addressing life-safety risks, modernizing aging public buildings, and ensuring essential services remain resilient, functional, and accessible for decades to come. Together, these investments reduce long-term liability, improve ADA compliance, and advance a safer, more reliable built environment that supports community well-being and equitable access to public services.

Public Works

Item #	Projects	Description/Justification	Percentage of Full Funding Needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
30	**Public Safety Building Modernization**	***Facility Modernization.*** Updates the 24-hour essential services building by repairing roof leaks, improving interior finishes, replacing doors and hardware, and completing accessibility upgrades.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Facilities	$ 8,404,398	No	None	No	4	Medium
31	**West Berkeley Family Wellness Center Modernization**	***Facility Modernization.*** Repairs and upgrades windows, flooring, HVAC, seismic components, electrical systems, and ADA features to address deferred maintenance.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities; scope not included in current T1 improvements.	Facilities	$ 6,500,000	No	None	No	1	High
32	**South Berkeley Senior Center Improvements**	***Mechanical System Upgrade.*** Replaces end-of-life HVAC and related mechanical components to ensure reliable operations at the senior center.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities; scope not included in current T1 improvements.	Facilities	$ 3,900,000	Yes	None	No	3	High
33	**ADA Self Evaluation Barrier Removal Projects**	***ADA Barrier Removal.*** Funds backlog of accessibility improvements required under the ADA Transition Plan to address path-of-travel, restroom, signage, and facility access barriers.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 4,341,534	Backlog	None	No	Various	Medium
33a	***Fire Department Warehouse***	45 items, including: Ramps, Doors, Signage, and Restrooms.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 63,400	Backlog	Funded annual in CIP for $250,000/year total for program	No	2	Medium
33b	***Fire Station #1***	51 items, including: Parking, Curb Ramps, Path of Travel, Doors, Signage, Restrooms, Break/Conference Room, Accessible Showers, and Reach Ranges.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 49,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	2	Medium

Total Reccomended Projects: 11
Total Amount: $97,445,061

Public Works

Project Summary: This set of facility, seismic, and accessibility projects strengthens the City's civic infrastructure by addressing life-safety risks, modernizing aging public buildings, and ensuring essential services remain resilient, functional, and accessible for decades to come. Together, these investments reduce long-term liability, improve ADA compliance, and advance a safer, more reliable built environment that supports community well-being and equitable access to public services.

Item #	Projects	Description/Justification	Percentage of Full Funding Needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
33c	***Fire Station #2***	56 items, including: Parking, Path of Travel, Doors, Signage, Restrooms, Drinking Fountains, and Reach Ranges.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 74,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	4	Medium
33d	***Fire Station #3***	36 items, including: Path of Travel, Doors, Signage, and Restrooms.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 64,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	8	Medium
33e	***Fire Station #5***	50 items, including: Path of Travel, Stairs, Doors, Signage, Restrooms, and Benches.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 112,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	3	Medium
33f	***Fire Station #7***	69 items, including: Parking, Path of Travel, Elevators, Stairs, Doors, Signage, Restrooms, Break/Conference Room, and Accessible Showers.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 136,500	Backlog	Funded annual in CIP for $250,000/year total for program	No	6	Medium
33g	***Aquatic Park***	378 items, including: Parking, Curb Ramps, Path of Travel, Ramps, Stairs, Doors, Signage, Restrooms, Drinking Fountains, Outdoor Sports Areas, Play Area, Sinks, Picnic Areas, Reach Ranges, Benches, Fitting/Dressing Rooms, Fishing Piers, and Trails.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 753,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	2	Medium
33h	***Berkeley Yacht Club***	278 items, including: Curb Ramps, Path of Travel, Stairs, Doors, Counters, Signage, Restrooms, Food Service Tables, Break/Conference Room, Picnic Areas, Accessible Showers, and Laundry Rooms.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 604,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	1	Medium
33i	***Center Street Garage and Commercial Space***	191 items, including: Parking, Path of Travel, Elevators, Stairs, Doors, Signage, Restrooms, Drinking Fountains, and Reach Ranges.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 365,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	1	Medium
33j	***Cultural Arts Center & Theater***	131 items, including: Parking, Curb Ramps, Path of Travel, Stairs, Doors, Counters, Signage, Restrooms, Drinking Fountains, Assembly Areas, Break/Conference Room, and Sinks.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 200,000	Backlog	Funded annual in CIP for $250,000/year total for program	No	3	Medium
33k	***MLK Jr. Civic Center Park***	120 items including: Path of Travel, Stairs, Doors, Counters, Signage, Restrooms.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 149,668	Backlog	Funded annual in CIP for $250,000/year total for program	No	1	Medium

Total Reccomended Projects: 11
Total Amount: $97,445,061

Project Summary: This set of facility, seismic, and accessibility projects strengthens the City's civic infrastructure by addressing life-safety risks, modernizing aging public buildings, and ensuring essential services remain resilient, functional, and accessible for decades to come. Together, these investments reduce long-term liability, improve ADA compliance, and advance a safer, more reliable built environment that supports community well-being and equitable access to public services.

Public Works

Item #	Projects	Description/Justification	Percentage of Full Funding Needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
33l	***Veterans Memorial Hall***	145 items, including: Path of Travel, Stairs, Doors, Counters, Signage, Restrooms, Drinking Fountains, Assembly Areas, Break/Conference Room, and Sinks.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 1,297,211	Backlog	Funded annual in CIP for $250,000/year total for program	No	1	Medium
33m	***Rent Stabilization Board Office***	131 items, including Path of Travel, Stairs, Doors, Counters, Signage, Restrooms, Drinking Fountains, Assembly Areas, Break/Conference Room, and Sinks.	***100% of project cost needed.*** City lacks alternative funding sources or immediate grant opportunities.	Pedestrian/Accessibility	$ 473,755	Backlog	Funded annual in CIP for $250,000/year total for program	No	1	Medium
	Total - Recommended PW Projects				**$ 97,445,061**					

Bond Measure Proposed Projects
Total Reccomended Projects: 4
Total Amount: $102,272,678

Project Summary: These projects modernize essential emergency response facilities, strengthening the City's long-term resilience and ability to protect public safety amid evolving climate and operational demands. Together, they advance a future-ready infrastructure system that harmonizes with the community's broader goals for safety, reliability, and sustainable investment.

Fire

Item #	Projects	Description/Justification	Percentage of full funding needed	Category	Est. Cost	Conceptual Design done?	Potential additional funding source	Immediate safety consideration	Council District	Dept Priority
35	**Fire Station 4 Replacement (1900 Marin)**	***Facility Modernization.*** Station 4 is at end of life, undersized for current and future operational needs, and unable to safely support expanded staffing and a second ambulance unit. Replacement also enables a cost-saving expansion into the adjacent roadway, avoiding the higher cost of relocation.	***100% of project cost needed.*** Grant opportunities for fire station replacement are extremely limited; full bond funding would be required.	Facilities	$48,050,297.94	Yes	No	Yes	5	High
36	**Fire Station 6 Replacement (999 Cedar)**	***Facility Modernization.*** Station 6 is at end of life and too small to meet projected service demands. A full replacement is required to support expanded staffing, modern apparatus, and safe working conditions for firefighters.	***100% of project cost needed.*** Grant opportunities for fire station replacement are extremely limited; full bond funding would be required.	Facilities	$22,243,520.43	Yes	No	Yes	1	High
37	**Fire/EMS/Police Dispatch Center Remodel (2100 MLK)**	***Facility Modernization.*** The 911 Dispatch Center requires renovation to handle rising call volumes, modernize critical infrastructure, and create a safer, efficient workspace. Improvements include expanding the operations floor, upgrading technology and HVAC systems, and adding training and wellness spaces to support operational readiness and staff retention.	***100% of project cost needed.*** Dispatch center renovation is not eligible for significant state or federal grant funding; bond funding is necessary.	Facilities	$3,978,860.00	Yes	No	Yes	1	High
38	**Fire Training Center Replacement (Harrison x 8-9th)**	***Facility Modernization.*** The current training facility is undersized, located in a residential neighborhood, and unable to support essential training activities, scheduling needs, or parking demands. A new, purpose-built training center is required to meet the operational needs of a modern fire department.	***100% of project cost needed.*** Grant opportunities for fire station replacement are extremely limited; full bond funding would be required.	Facilities	$28,000,000.00	Partial	No	Yes	1	High
	Total - Recommended Fire Projects				**$102,272,678.37**					