



Office of the City Manager

INFORMATION CALENDAR
September 18, 2007

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: Renelda Mary, Interim Director, Housing Department

Subject: Schedule for Condominium Conversion Ordinance Revision

INTRODUCTION

Initially, the Berkeley Condominium Conversion Ordinance revision process was to start with a workshop with the City Council on September 18, 2007. This report describes the revised schedule for completing revisions to the Ordinance that include commission input during October and December 2007.

CURRENT SITUATION AND ITS EFFECTS

A workshop for City Council participation and policy guidance has been rescheduled from October 9, 2007, to November 6, 2007, to accommodate staffing workloads in the Planning and Development and Housing departments as well as allow time for input from the Rent Stabilization Board and the Housing Advisory Commission. This ordinance has been amended 8 times in the previous two years; thus staff requested an additional month to prepare materials for Council consideration, to ensure that the Condominium Conversion Program is thought through and addresses the major issues. The revised schedule is as follows:

- October 4: Housing Advisory Commission comment
- October 15: Rent Stabilization Board comment
- November 6: City Council Workshop
- December 4: City Council review of proposed Ordinance.

A group of staff from the Planning and Development Department, Housing Department, Rent Stabilization Board, and the City Attorney's Office are currently preparing options for streamlining the process while still protecting sitting tenants. Staff expects to complete a draft document by mid-September, gather input from the Board and Commission as indicated, and propose revisions to the Ordinance as appropriate for Council's consideration at its November 6, 2007, meeting.

BACKGROUND

The Condominium Conversion Ordinance (Berkeley Municipal Code Chapter 21.28, *et seq.*) is to be revised this fall. General goals for the revision include improving its transparency to the public, streamlining the selection and local law compliance processes, and clarification of the affordable housing mitigation fee.

POSSIBLE FUTURE ACTION

After the Council Workshop in November, staff will make revisions and bring back the revised draft for Council to consider adopting on December 4, 2007.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

By streamlining the review process in the Ordinance, rates of condominium conversion could increase, resulting in increased revenues from the Affordable Housing Mitigation Fee accruing to the Housing Trust Fund Program. These revenues would then be used to fund new affordable housing developments in Berkeley.

CONTACT PERSON

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