

	Applications received in response to 2021 HTF RFP					
Project Name	Ashby Lofts	Ephesians Legacy Court	Homeless to Housed	MLK House	The St Paul Terrace	Supportive Housing at People's Park
Address	2909 & 2919 9th Street	1708 Harmon Street	Scattered Sites	2942-2944 MLK Jr. Way	2024 Ashby Avenue	2556 Haste
Sponsor	SAHA	CHDC	NCLT	RCD	CHDC	RCD
Proposed activities	rehab	new construction	operating subsidy	rehab	new construction	new construction
Total Units	54	82	10	12	52	119
Total Affordable Units	53	81	10	12	51	118
Special Needs Units	9	20	10	11	11	62
Special Populations Served	physical/mental disability	seniors, homeless	homeless	homeless, mental illness	homeless	homeless
% of units under 60% AMI	98%	99%	100%	100%	98%	99%
% of units under 30% AMI	33%	24%	100%	17%	21%	52%
Prior City Funding Reservation	3,023,964	1,056,400	154,000	278,126	1,198,960	-
City funding Request	850,000	12,902,599	3,450,000	1,128,974	9,840,000	14,359,593
<i>Development Funds Request</i>	<i>850,000</i>	<i>12,902,599</i>	<i>-</i>	<i>1,128,974</i>	<i>9,840,000</i>	<i>10,909,593</i>
<i>Operating Funds Request</i>			<i>3,450,000</i>			<i>3,450,000</i>
City funds per affordable unit	73,094	172,333	360,400	117,258	216,450	121,691
Total Dev Funds Requested	35,631,166	<i>all projects</i>				
Total Op Funds Requested	6,900,000					
Total Development Costs	26,012,053	48,830,109	1,727,154	1,228,974	33,959,877	78,808,187
TDC per unit	481,705	595,489	172,715	102,415	653,075	662,254
City funds as a % of TDC + Operating	3%	26%	n/a	92%	29%	18%
Annual Operating Expenses	806,335	669,804	150,528	141,635	460,265	1,537,900
Operating Expenses per unit	14,932	8,168	15,053	11,803	8,851	12,924
Estimated Construction Start	Feb-23	Jun-23	Jun-22	Jul-22	Jun-23	Mar-23
Staff analysis:						
Developer capacity	high	medium-high	low	high	medium-high	high
Feasibility	medium	medium	low	low-medium	medium	high
Local needs and priorities	high	high	high	high	high	high
Readiness to proceed	medium	medium	medium	high	medium	medium-high

2021 Housing Trust Fund Request for Proposals - Proposed Funds and Projects

The following table shows a draft plan for funding the proposed projects. The City Manager may modify this plan based on the availability of funds, funding requirements, project needs, and project timing.

		Ashby Lofts	Ephesians	NCLT/Haste	MLK House	St Paul	SH at People's Park	Funds Remaining
Funds Requested	42,531,526	850,000	12,902,599	3,450,000	1,128,974	9,840,000	14,359,953	
Proposed Funding:								
HTF*	4,857,308		1,500,000			1,500,000	1,857,308	-
HOME	667,332							667,332
Measure O tranches 1 and 2	4,600,000						4,600,000	-
PLHA - rehab	3,725,522	850,000		500,000	1,128,974		1,246,548	-
PLHA – operating	3,450,000						3,450,000	-
Measure O tranche 3**	15,408,567						2,706,097	12,702,470
U1***	2,500,000		1,000,000			1,000,000	500,000	-
Total Housing Funds:	35,208,729	850,000	2,500,000	500,000	1,128,974	2,500,000	14,359,953	13,369,802

*RFP estimated \$5.2 million in HTF.

**Not included in the initial RFP estimates. Would require Council approval at time of funding reservation. . The recommendation is to request up to \$17M from Measure O tranche 3, which also includes an \$18M reservation for affordable housing at Ashby/North Berkeley BART. The actual amount of Measure O funds available may be less than that due to costs related to the issuance of the bonds. The estimate shown here reflects the \$17 million less issuances fees. The Measure O projections can be more accurately assessed with the second issuance.

***Not included in the initial RFP estimates. Would require Council approval at time of funding reservation.

Uberti, Mike

From: Dorothy1930 <dorothy.walker@comcast.net>
Sent: Tuesday, November 2, 2021 9:24 PM
To: Housing Advisory Commission
Subject: Funding for Supportive Housing

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am writing to urge you to support major funding for the RCD project on the People's Park site that will provide more than 100 units of supportive housing in a new building adjacent to a beautiful public park. Because the university is providing the land the cost of this project will be less than anywhere else that would require purchasing the land. Thank you for your attention and for your support for this project.

Dorothy Walker
1492 Euclid Ave.
Berkeley, 94708

Uberti, Mike

From: Dorothy.Walker@comcast.net
Sent: Wednesday, November 3, 2021 4:22 PM
To: Housing Advisory Commission
Subject: funding for 125 units of supportive housing

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Commissioners:

I am writing to urge you to support funding for the RCD project that will provide 125 new units of supportive housing. Not only will it be new housing, but it will be located adjacent to a newly designed park and the University will be providing the land so that will reduce the cost of the project so the City funding will go further.

This is winning project and will serve the City well.

Best Regards,

Dorothy Walker
1492 Euclid Ave
Berkeley, 94708.

Uberti, Mike

From: Neil McClintick <neil.mcclintick@berkeley.edu>
Sent: Wednesday, November 3, 2021 5:58 PM
To: Housing Advisory Commission
Subject: In Support of Peoples Park Homes

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Berkeley HAC,

My name is Neil Park-McClintick. I am writing in support of the proposed project at People's Park, which will not only house more than a thousand students, but also provide a revolutionary opportunity to provide supportive housing for the unhoused community that has long known the Park as their home.

I would like to underscore what a remarkable possibility this truly is—no other campus (period?) of Cal's size has attempted this model. We all expect that there will be some hiccups along the way, but this project will pave the way for other ambitious, community-based, collaborative solutions to ending the student housing crisis. Moving forward, we must encourage the UC, State, and Federal government to do more to subsidize the extraordinary "market" rates for student housing—base rates running at more than \$3 to \$4 thousand/mo. But it is not one project's responsibility to alleviate every deficiency in our catastrophic housing market. These goals can run in tandem.

The other day, Cal was recently ranked #1 in Forbes' American Best Colleges 2021 tiering system. As alum who spent countless hours improving the campus experience, we rejoice at any opportunity to flaunt an innocent "Go Bears; still, we know that Berkeley does not deserve to be #1, so long as it has arguably the worst student housing market in the country. Without good homes, students cannot thrive at our University; we know this all too well from both personal experience, and the collective pain witnessed by our fellow students at the time.

A lack of homes at all income levels has been devastating for Cal students, workers, and city residents-alike. The University has massively grown, alongside California's major urban centers, at a rate that has been unsustainable without sufficient state funds to cover the services necessary. The number one resource lacking in availability is housing—forcing students into inhumane conditions—sometimes dwelling in decades-old apartments owned by corporate landlords engaged in terrible practices such as trafficking. We showcase an impressive basic-needs agenda to attempt to match this crisis, but the ultimate long-term solution is clear—we need to actually house people—not just students, but all members of the community.

Fellow alum and students often express concern over the loss of history, community/open space, and displacement. These are valid concerns, and show that Berkeley's student body has its heart in the right place. But the discussions of Student Housing at People's Park has come an extremely long way. To ignore this progress is to ignore the countless years of efforts to create a better project, with supportive housing services, commemoration of history, and more. We have that now; we have a project that genuinely seeks to build a better community—that chooses collective liberation over infighting.

Often, the question is asked—why not just build somewhere else? The reality is that the University will encounter a great deal of pushback, regardless of where it attempts to build more housing—even if it wilfully chooses to abide by local zoning laws. Part of solving our housing crisis is to maximize our use of public lands—in this case, land owned by the University of California. This project does exactly this, while also preserving open space and respecting the radical history of the park itself.

Please support this project.

Sincerely,

Neil Park-McClintick
Fmr. Transfer Student Director, ASUC (2018-2019)
(now known officially as the Transfer Representative)

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Neil Park-McClintick

UC Berkeley '19

Grassroots Organizer, [Cupertino for All](#)

Housing Justice Organizer, [Working Partnerships USA](#)

"Give people what they need: food, medicine, clean air, pure water, trees and grass, pleasant homes to live in, some hours of work, more hours of leisure. Don't ask who deserves it. Every human being deserves it."



Telegraph Business Improvement District

2437 Durant Avenue #206, Berkeley, CA 94704

510-486-2366

alex@telegraphberkeley.org

November 4, 2021

Housing Advisory Commission

City of Berkeley

Re: 2021 Housing Trust Fund Funding Recommendations

Dear Housing Advisory Commissioners,

I am writing on behalf of the Telegraph Business Improvement District (TBID) in support of the funding recommendation for the Resources for Community Development (RCD) Supportive Housing project at People's Park. The TBID has actively supported development initiatives that advance our goals to achieve greater equity, inclusion, and sustainability in Berkeley and the Telegraph District. We serve a thriving community of businesses, organizations, employees, residents, students, and visitors. Our service area includes approximately 250 private and public properties including People's Park and its neighbors.

We recognize this project as an important component of the University of California's multi-faceted Housing Project #2 (People's Park) development. The scale, design, and layout of the conceptual design is appropriate for the location and consistent with the City's plans and our District-wide goals.

The spirit of mutual self-help and supporting the unsheltered has been a common theme surrounding People's Park. This project has the ability to honor that legacy in a productive way through the provision of supportive housing with robust resident services. The more than one hundred units of affordable housing for formerly homeless and very low-income community members included in this project will be the single largest addition of affordable housing to the Telegraph District. It will serve as an invaluable resource supporting our collective efforts to address homelessness and reduce the impacts of housing instability in our community. It will also increase affordability for many employees in our district who earn below 50% of the Area Median Income and have few housing options near their work.

The TBID is committed to fostering a safe, clean, and vibrant public realm while creating a sense of place that exhibits the unique character of the district. The project provides opportunities to create place-based interpretive elements that honor the location's history and enhance the pedestrian environment. We support RCDs commitment to include artistic and other visual elements in the design of the project's interface with the open green space and public realm.

Improving accessibility to transit and active transportation within our district is vital to supporting new housing and strengthening our business community. We appreciate RCDs commitment to providing bike parking for each resident and expect there will be additional efforts made to encourage the use of public transit by their residents.

We urge your support for the Supportive Housing at People's Park funding recommendation.

Sincerely,

Alex Knox

Executive Director