

Berkeley Homeless Commission

## **MEETING AGENDA**

North Berkeley Senior Center  
1901 Hearst Street (MLK)  
*Commission Secretary: Andrew Wicker (981-5418)*

**June 8<sup>th</sup>, 2016**  
**7:00 PM**

***All agenda items are for Discussion and Possible Action.***

- 1) Roll Call
- 2) Comments from the Public
- 3) Approval of minutes from May 11<sup>th</sup>, 2016 [*Attachment 1*]

### **Updates/Action Items:**

- 4) Agenda Approval
- 5) Update regarding the proposed development of the Berkeley Way lot [*Attachment 2*]  
Amy Davidson (City of Berkeley), Terrie Light (BFHP) and Jamie Hiteshew (Bridge Housing)
- 6) Discuss Commission's process for review and evaluation of community agency requests for funding during the City's upcoming bidding process
- 7) Update on Homeless Commission Supplemental Communication to City Council regarding Storage Lockers
- 8) Update on initiatives to develop Tiny Homes in Berkeley
- 9) Announcements
- 10) Propose agenda items for next meeting
- 11) Adjourn @ 9:00PM

### **Attachments:**

1. Minutes from meeting of May 11<sup>th</sup>, 2016
2. Memo regarding Berkeley Way development
3. April 2016 Homeless Taskforce Update
4. Homeless Commission Supplemental Communication to Council – Submitted to Clerk's Office
- 4A. Draft Supplemental Communication to Council with updated Storage Locker costs -

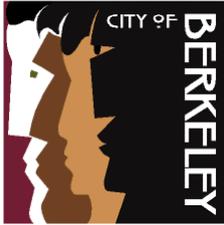
***Public Comment Policy: Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.***

*Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at Health, Housing & Community Services Department located at 2180 Milvia Street, 2<sup>nd</sup> Floor.*

### **COMMUNITY ACCESS INFORMATION**

*This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least 3 business days before the meeting date. Please refrain from wearing scented products to this meeting.*

*Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information. The Health, Housing & Community Services Department does not take a position as to the content.*



Berkeley Homeless  
Commission

## MEETING MINUTES

May 11, 2016

1. Roll Call: 7:00PM

**Present:** Bastone, Feller, Kealoha-Blake, Marasovic, Orgain.

**Absent:** Davis, Peterson (excused).

**Staff:** Vasquez, Wicker

**Public:** 3

2. Comments from the Public

One comment.

3. Approval of Minutes for meeting of April 13<sup>th</sup>, 2016.

**Action:** M/S/C Orgain/Feller to approve the minutes of April 13<sup>th</sup>, 2016, as written.

**Vote:** Ayes: Feller, Kealoha-Blake, Marasovic, Orgain.

*Noes:* None. *Abstain:* Bastone. *Absent:* Davis, Peterson.

### Update/Action Items

4. Agenda Approval

**Action:** M/S/C Orgain/Feller to approve the agenda.

**Vote:** Ayes: Bastone, Feller, Kealoha-Blake, Marasovic, Orgain.

*Noes:* None. *Abstain:* None. *Absent:* Davis, Peterson.

5. Election of Vice Chair

Commissioner Kealoha-Blake nominated Commissioner Orgain for Vice Chair.

**Vote:** Ayes: Bastone, Feller, Kealoha-Blake, Marasovic, Orgain.

*Noes:* None. *Abstain:* None. *Absent:* Davis, Peterson.

6. Council referral to the Homeless Commission to consider feasibility of "Tiny Homes" project in Berkeley.

Presentation by Betsy Morris, Ph.D.

**Action:** M/S/C Kealoha-Blake/Bastone to support the concept of a "Tiny Homes" development in Berkeley.

**Vote:** Ayes: Bastone, Feller, Kealoha-Blake, Marasovic, Orgain.

*Noes:* None. *Abstain:* None. *Absent:* Davis, Peterson.

**Action:** M/S/C Orgain/Feller to further recommend that City Council pass enabling ordinances that will allow Tiny Homes and Tiny Home communities to be established in Berkeley for the purpose of housing people who are homeless.

**Vote:** Ayes: Bastone, Feller, Kealoha-Blake, Marasovic, Orgain.

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*Noes:* None. *Abstain:* None. *Absent:* Davis, Peterson.

7. Finding rental housing for people with subsidies in current rental market

Presentation by Sage Foster, Housing Specialist from the Berkeley Food and Housing Project.

**Action:** M/S/C Orgain/Marasovic to recommend that City Council help promote access to rental housing in Berkeley for people who are homeless with rental subsidies through the following initiatives:

- 1) Provide public recognition to property owners who rent units to people with rental subsidies who are low income and homeless;
- 2) Establish a “risk mitigation fund” that would encourage property owners to rent to people with rental subsidies by mitigating any financial loss due to property damage, unpaid rent, or legal costs.
- 3) Encourage master-leasing as a model to expand direct access to rental housing for people who are homeless in Berkeley.

**Vote:** *Ayes:* Bastone, Feller, Kealoha-Blake, Marasovic, Orgain.  
*Noes:* None. *Abstain:* None. *Absent:* Davis, Peterson.

8. Review City protocol for confiscating and storing unattended personal property  
Item was not discussed and will be taken up at the next meeting.

9. Update on the FY17 City budget

Jennifer Vasquez, Health, Housing and Community Services Department, provided an update on mid-year budget that went to Council on May 10<sup>th</sup>. Discussion, no action taken.

10. HUD funding update for the Alameda County Continuum of Care

Discussion, no action taken.

11. Update from the Grievance Subcommittee.

Item tabled until the next meeting.

12. Discuss Commission’s process for review and evaluation of community agency requests for funding during the City’s upcoming bidding process

Discussion, no action taken.

13. Propose agenda items for next meeting:

- Discuss Commission’s process for review and evaluation of community agency requests for funding during the City’s upcoming bidding process
- Continue discussion of City’s policy for storage of unattended property, with an invitation to staff from City Manager’s office

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- Update on Tiny Homes initiatives in Berkeley
- Homeless Task Force update

14. Adjourn @ 9:30PM

Minutes Approved on: \_\_\_\_\_

Andrew Wicker, Commission Secretary: \_\_\_\_\_

*Draft*



Health Housing and  
Community Services Department  
**Housing & Community Services Division**

## MEMORANDUM

**To:** Homeless Commission

**From:** Amy Davidson, Senior Community Development Project Coordinator

**Date:** June 1, 2016

**Subject:** **Berkeley Way proposal from BRIDGE Housing and the Berkeley Food and Housing Project**

I will attend the Commission's June meeting to ask for the Commission's comments on the proposal the City has received from BRIDGE Housing and the Berkeley Food and Housing Project (BFHP) to develop the City-owned parking lot at 2012 Berkeley Way. The Commission's comments will inform the City Council's later review of the proposal.

### The Proposal

BRIDGE and BFHP's proposal maximizes the affordable housing development potential for this site. Their proposal includes:

- 94 studio, one-, and two-bedroom apartments affordable to households with incomes ranging from 30% to 60% of area median;
- 30 studios for formerly homeless people (permanent supportive housing);
- 60 beds of temporary housing for homeless men and veterans, to replace and add to the beds now at BFHP's Men's Shelter in the Vets Building; and
- Social service space for homeless men and women, including for the new Coordinated Entry System hub.

The 94 apartments would be in one building owned and managed by BRIDGE while the permanent supportive units, homeless beds and service space would be in a separate building called the Hope Center. Both buildings would be built on top of underground parking. BRIDGE and BFHP's proposal does not include parking for residents, which would require approval from Planning, and it includes one level of public parking, which would have fewer than the 112 parking spots now on the site. The team proposed this approach because of the high cost of building underground parking and the site's proximity to public transit (near Shattuck & University, 0.3 miles from downtown Berkeley BART).

The development team proposed a comprehensive funding package for the development and operations, including a BFHP capital campaign, state Affordable

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Housing and Sustainable Communities funds, federal low income housing tax credits, tax exempt bonds, state Veterans Housing and Homeless Prevention Program (VHHP), Housing Opportunities for Persons with AIDS (HOPWA), Continuum of Care, project-based Housing Choice Vouchers, Shelter Plus Care certificates, and federal Veterans Affairs Supportive Housing (VASH) vouchers. All of these sources are complex and most very competitive. Even with all of these sources, BRIDGE projected a significant funding gap which it would ask the City and County to fill:

<b>Component</b>	<b>Units/ spaces</b>	<b>Total development cost</b>	<b>Gap – proposed for County and City funding</b>	<b>Gap per unit</b>
Affordable housing	94	38,941,045	11,904,749	\$126,646
Permanent supportive housing	30	12,024,014	2,075,958	\$69,199
Temporary housing & support services space	60	11,229,517	6,068,814	Not calculated since includes service space and beds
<i>Subtotal - housing uses</i>		<i>62,194,576</i>	<i>20,049,521</i>	
Public parking - proposed	One level	3,600,000	1,850,000	

At its May 31 meeting, Council approved an option for BRIDGE to lease the property. This will allow BRIDGE to apply for funding on a faster timeline under different conditions than originally projected, which could reduce this gap by \$5 million. BRIDGE is revising the budget now.

### Background

The Council identified the proposed uses for the site in 2013. At that time, staff concluded that the proposed uses would have a funding gap of \$4 to \$34 million (depending on the scale and composition of the project). In order to identify the best qualified team to analyze feasible options for developing the site, the City conducted a Request for Qualifications process and selected the team of BRIDGE and BFHP. The City entered into a Memorandum of Understanding with these organizations in 2014, and they spent until February 2016 investigating the options.

### Questions for Discussion

- What aspects do you want to learn more about?
- What do you like about this proposal?
- What do you have concerns about?
- How could this proposal be improved?
- What is the highest priority component(s) of the project?
- What components would you recommend be reduced if it helped to balance the budget?

## Berkeley Homeless Taskforce (BHTF) Developments

Updated April 7th, 2016

### 1. **Tier 1 Recommendations Referred to City Manager and In Planning Stages**

On February 9th, 2016, two BHTF Final Report Tier 1 Recommendations were referred to the City Manager for analysis in time for the FY 16-17 Mid-Biennial Budget Process:

- Expand city Homeless Outreach Team staff
- Expand the city's Mobile Crisis Team to provide 24/7 coverage

The remaining Tier 1 Recommendations (increasing Crisis Intervention Training Funds, Storage Space, and Warming Centers) have already been referred to the City Manager for analysis, and planning is now underway.

### 2. **Tier 2 Recommendations**

The BHTF met on March 21st to discuss the Tier 2 Recommendations, which include: 1) Rehabilitation, Renting Vacant Homes and Multi-Family Buildings for Homeless Housing, 2) Short-term Shelter and Navigation Center model, and 3) Alternative Housing Options.

It was decided that we focus on advocating for Tiny Homes because a very clear consensus for this approach has developed in the community. With this momentum, at the very least a pilot project can be accomplished. Members also voiced wanting to consider a transitional shelter pilot similar to San Francisco's Mission Street Navigation Center as well as the possibility of housing people in local warehouses. Questions concerning both of these approaches will be researched by our steering committee for discussion at a future meeting.

Council voted on April 5th referring the Homeless Commission to examine 'Tiny House' programs for residentially challenged people, and to report back with recommendations on whether to create similar programs in Berkeley. Unfortunately, time did not allow for a second item in response to the Declaration of a Shelter Crisis Emergency to be heard. The item, which included a referral to staff to perform a city-owned land site suitability analysis for a Tiny House project, was held over and will be returning to Council shortly.

### 3. **Establishing a Multi-Departmental Homelessness Working Group and Comp Plan**

On March 29th the City Council voted to establish a Multi-Departmental Homelessness Working Group (modeled after the City Sustainability Working Group). They also initiated a public process to develop a comprehensive plan to address homelessness in Berkeley that will take into consideration all of the ideas put forward by the Homeless Commission and Homeless Task Force. The main goal of each will be to create more affordable, transitional and permanent housing for our homeless population.

### 4. **Supporting and Advocating for the YEAH! and Youth Spirits Artwork Programs**

\$19,120 in General Funds was allocated to the YEAH! Shelter Program for Young Adults on April 5th. That agenda item was amended so that the remaining funds they need to stay open all year-round will be considered for approval this fiscal year, rather than during the next community RFP cycle (which would not be released until November 2016). Additional funding would mean that YEAH! could remain open after June and not have to close its doors for the season.

On the April 5th Council agenda, Item #18, City Response to Homeless Shelter Crisis, included allocating \$15,000 from the General Fund to Youth Spirit Artworks and YEAH! for their Winter Warming Program. Doing so would allow them to match private grants already pledged and continue to provide daytime services for homeless youth. While the rest of the item was held over, this portion was passed.

**5. *Collaborating with the Berkeley Public Library to Expand Resources***

For months we have been meeting with the Berkeley Public Library's Homeless Taskforce Committee and Interim Director, to develop ways they can expand their resources to address homelessness. In February, we facilitated a tour and discussion with the Hub, and are now helping the library develop a help desk that will be staffed by a rotating group of homeless advocates and mental health professionals. Staff from organizations such as the Hub, Berkeley Food and Housing Project, YEAH!, BOSS and Youth Spirit Artworks will participate, connecting those in need of services that already frequent the library with the answers they need. The presence of expert staff and printed resources will additionally help guide residents that would like to help but are unsure where to start.

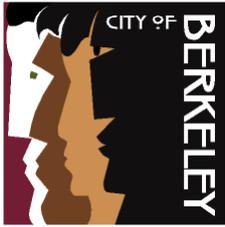
In addition, they are in the process of programming more events that explore and address the issue of homelessness, including an organization fair with guest speakers. We are excited to have played a significant role in connecting these groups and will continue to advise the library as they move forward with their plans.

**6. *Continuing the Conversation with the Berkeley Police Department***

BHTF Steering Committee members Elliot Halpern and Genevieve Wilson continue to meet with Captain Andrew Greenwood, BPD's Operations Commander, to discuss concerns related to CIT and our friends living on the streets. Genevieve and Paul Kealoha-Blake were recently invited to participate in BPD's Fair and Impartial Policing Training by Dr. Lorie Fridell, which will be held on April 9th.

**7. *Upcoming Meeting***

Our next BHTF meeting will be March 21st, from 6:30-8:30pm at Lutheran Church of the Cross in Kinnell Hall (1744 University Ave). We will host presentations from the Berkeley Way Project Team, the Berkeley Public Library's Homeless Task Force, and conclude with discussion of anything else relevant to our work at that time.



Homeless Commission

**To:** Honorable Mayor and Members of the Berkeley City Council  
**From:** Homeless Commission  
**Submitted By:** Carole Marasovic, Chair, Homeless Commission  
**Date:** May 29, 2016  
**Re:** **Storage Lockers**

The Homeless Commission requests that the City Council reconsider whether limiting personal property of persons to a two square foot space is realistic given the extraordinarily high costs the City of Berkeley would incur for storing the property of persons who are homeless.

On December 1, 2015, the City Council passed an ordinance which included a provision that persons could only utilize two square feet of public space for their personal property. The ordinance was not to be enforced until the City established a storage program for persons who are homeless to keep their property.

Subsequently, the City Manager released a report on the costs of such storage program. The costs of the program for storing approximately 100 persons property would cost \$350,000 per year with an additional \$50,000 for start-up costs.

After detailed discussion by the Homeless Commission, the Homeless Commission unanimously passed the following motion at its March 9, 2016 meeting:

**Action:** M/S/C Orgain/Bastone to authorize the Chair to submit a letter requesting that Council reconsider whether the law limiting belongings on the sidewalk to a 2 square foot area is responsibly enforceable in light of the high cost of providing storage, and to authorize the Chair to represent the Commission at the Council meeting when the storage proposal is discussed.

**Vote:** Ayes: Bastone, Davis, Kealoha-Blake, Marasovic, Orgain, Peterson.  
Noes: None. Abstain: None. Absent: None.

Given the high cost of implementing and maintaining a storage program that would only serve fifty persons, it would seem impracticable to continue to pursue this provision of the ordinance as the high cost of storage program monies could otherwise be better expended for housing persons who are homeless.

Thank you for your consideration of this matter.



Homeless Commission

**To:** Honorable Mayor and Members of the Berkeley City Council  
**From:** Homeless Commission  
**Submitted By:** Carole Marasovic, Chair, Homeless Commission  
**Date:** June 8, 2016  
**Re:** **DRAFT Storage Lockers Memo**

The Homeless Commission requests that the City Council reconsider whether limiting personal property of persons to a two square foot space is realistic given the extraordinarily high costs the City of Berkeley would incur for storing the property of persons who are homeless.

On December 1, 2015, the City Council passed an ordinance which included a provision that persons could only utilize two square feet of public space for their personal property. The ordinance was not to be enforced until the City established a storage program for persons who are homeless to keep their property. Subsequently, the City Manager released updated costs of such storage program. The costs of the program for storing approximately 100 persons property would cost between \$135,240 and \$165,472 per year with an additional \$50,000 for start-up costs.

After detailed discussion by the Homeless Commission at its June 8, 2016 meeting the Homeless Commission passed the following motion:

**Action:** M/S/C \_\_\_\_\_ / \_\_\_\_\_ to authorize the Chair to submit a letter requesting that Council reconsider whether the law limiting belongings on the sidewalk to a 2 square foot area is responsibly enforceable in light of the high cost of providing storage, and to authorize the Chair to represent the Commission at the Council meeting when the storage proposal is discussed.

**Vote:** Ayes: \_\_\_\_\_, Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_.

Given the high cost of implementing and maintaining a storage program that would only serve fifty persons, it would seem impracticable to continue to pursue this provision of the ordinance as the high cost of storage program monies could otherwise be better expended for housing persons who are homeless. Thank you for your consideration of this matter.