



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

AGENDA

Regular Meeting

Thursday, February 6, 2020
7:00 pm

South Berkeley Senior Center

2939 Ellis Street
Secretary Mike Uberti
HAC@cityofberkeley.info

All agenda items are for discussion and possible action.

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.

1. Roll Call
2. Agenda Approval
3. Public Comment
4. Approval of the January 9, 2020 Regular Meeting Minutes (*Attachment 1*)
5. **Officer Elections** – Mike Uberti, HHCS (*Attachment 2*)
6. **Discussion and Possible Action on the Draft 2020-2025 Consolidated Plan, including the First Year Annual Action Plan and Final Regional Analysis of Impediments** – Rhianna Babka (*Attachment 3*)
7. **Discussion and Possible Action to Appoint a Representative and Alternate to the AB2923/Ashby and North Berkeley BART Community Advisory Group** – Mike Uberti, HHCS (*Attachment 4*)
8. **Discussion and Possible Action on 1654 Fifth Street RFP Subcommittee Recommendations** – Mike Uberti, HHCS (*Attachment 5*)
9. **Discussion and Possible Action regarding the Climate Emergency Subcommittee** – Commissioner Lord
10. **Discussion and Possible Action regarding the Social Housing Subcommittee** – Commissioner Lord
11. **Update, Discussion, and Possible Action for Recommendations to the Joint Subcommittee for the Implementation of State Housing Law** – Commissioner Lord (*Attachment 6*)

12. Update on Council Items (Future Dates Subject to Change) – All/Staff

- a. Disposition of City-Owned, Former Redevelopment Agency Property at 1631 Fifth Street – February 11, 2020
- b. Spring 2019 Bi-Annual Report on Funding for Housing Programs (Measure U1 Recommendations) – February 11, 2020

13. Announcements/Information Items

- a. Strategic Plan Info Session and Quarterly Report (*Attachment 7*)
- b. Notice of Funding Availability for Community Housing Development Organization (CHDO) Operating Funding (*Attachment 8*)

14. Future Items

15. Adjourn

Attachments

1. Draft January 9, 2020 Regular Meeting Minutes
2. Mike Uberti, HHCS, Officer Elections
3. Rhianna Babka, HHCS, Draft 2020-2025 Consolidated Plan
4. Mark Numainville, City Clerk, Community Advisory Group (CAG)
5. Amanda Montez, HHCS, Recommendation from 1654 5th Street RFP Subcommittee
6. Lord, Update, Discussion, and Possible Action Re the Joint Subcommittee for the Implementation of State Housing Law Sunlight, Air, and Views Strategic Plan Info Session and Quarterly Report
7. Strategic Plan Info Session and Quarterly Report
8. Lourdes Chang, HHCS, Community Housing Development Organization (CHDO) Operating Fund Request for Proposals

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 981-6418 (V) or 981-6347 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

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 the Health, Housing & Community Services Department located at 2180 Milvia Street, 2nd Floor during regular business hours. Agenda packets and minutes are posted online at:

https://www.cityofberkeley.info/Housing_Advisory_Commission/

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 commission. 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 for further information.



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, January 9, 2020

Housing Advisory Commission

Time: 7:00 pm

South Berkeley Senior Center
2939 Ellis Street – Berkeley
Secretary – Mike Uberti, (510) 981-5114

DRAFT MINUTES

1. Roll Call

Present: Xavier Johnson, Thomas Lord, Mari Mendonca, Darrell Owens, Maryann Sargent, Alex Sharenko, Leah Simon-Weisberg, and Marian Wolfe.

Absent: Amir Wright (excused).

Commissioners in attendance: 8 of 8

Staff Present: Mike Uberti and Jenny Wyant

Members of the public in attendance: 9

Public Speakers: 6

2. Agenda Approval

Action: M/S/C (Sharenko/Mendonca) to approve the agenda.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

3. Public Comment

There were five speakers during public comment.

4. Approval of the November 7, 2019 Regular Meeting Minutes

Action: M/S/C (Wolfe/Mendonca) to approve the minutes.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

5. Discussion and Possible Action to Provide Comments on the Draft 2020-2025 Consolidated Plan

6. Discussion and Possible Action to Nominate Candidates for February Office Elections

Action: M/S/C (Johnson/Sharenko) to establish the following nominees for the February office elections:

- Chair: Johnson
- Vice Chair: Simon-Weisberg, Wolfe

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

7. Discussion and Possible Action to Appoint Subcommittees

a. 1281 University Avenue RFP Responses

Action: M/S/C (Johnson/Lord) to establish the 1281 University Avenue RFP Subcommittee to advise the Housing Advisory Commission on the Request for Proposals for the City-owned property at 1281 University Avenue through April 30, 2020 to review and make recommendations on the applications received in response to the RFP and appoint Commissioners Mendonca, Owens, and Lord as members.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

b. 1654 Fifth Street RFP Responses

Action: M/S/C (Johnson/Mendonca) to continue 1654 5th Street RFP Subcommittee, removing Commissioners Johnson and Simon-Weisberg and appointing Commissioners Mendonca, Owens, and Lord.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

c. Social Housing

Action: M/S/C (Johnson/Lord) to continue the existing Social Housing Subcommittee, removing Commissioners Johnson and Simon-Weisberg and appointing Commissioners Mendonca and Lord as members.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

d. Housing Impacts of the Climate Emergency

Action: M/S/C (Wolfe/Johnson) to establish the Housing Impacts of the Climate Emergency Subcommittee through December 31, 2020 to consider making findings or recommendations related to the housing impacts of the climate emergency with Commissioners Johnson, Lord, and Mendonca as members.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

8. Discussion and Possible Action to Notify the Community Environmental Advisory Commission and Energy Commission Regarding a Housing Impacts of the Climate Energy Subcommittee Joint Meeting

Public Speakers: 1

Action: M/S/C (Johnson/Wolfe) to draft a letter to the Community Environmental Advisory Commission and Energy Commission regarding a Housing Impacts of the Climate Emergency Subcommittee concurrent meeting.

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

9. Update on the CDBG Subcommittee

10. Update on Council Items

11. Announcements/Information Items

12. Future Items

13. Adjourn

Action: M/S/C (Johnson/Mendonca) to adjourn the meeting at 8:38 pm.

Vote: Ayes: Johnson, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: Lord. Absent: Wright (excused).

Approved on February 6, 2020

_____, Mike Uberti, Secretary



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Mike Uberti, Community Development Project Coordinator

Date: January 30, 2020

Subject: **February Officer Elections**

Housing Advisory Commission (HAC) officer elections are held each year in February. The offices established in the Commissioner Manual are Chair and Vice Chair. The term for each office is one year. An individual Chair may serve a maximum of two consecutive terms and there are no term limits for the Vice Chair. Commissioner Johnson has served one term as Chair.

The Chair presides over meetings of the HAC, and has numerous responsibilities outside the meeting. These include:

- Drafting all Commission-approved reports and correspondence in accordance with the requirements and in a timely way, or coordinating with other Commissioners to do so;
- Approving the final version of each Commission-approved report and correspondence, signing them and submitting them to staff;
- Representing the HAC at Council meetings for all HAC adopted items sent to Council;
- Completing officer training;
- Meeting with staff to discuss the agenda each month;
- Approving the final agenda for each meeting; and
- Receiving media requests on behalf of the HAC, subject to numerous restrictions explained in the Commissioner Manual.

The Vice Chair participates in agenda setting as well, and fills in for the Chair when the Chair is not available. If you have questions, please consult the Commissioners Manual: http://www.ci.berkeley.ca.us/Clerk/Commissions/Commissions_Commission_Manual.aspx and let me know if you have additional questions.

A Vibrant and Healthy Berkeley for All

At the November 7, 2019 HAC meeting, the commission took the following action to adopt process guidelines for the February election:

Action: M/S/C (Lord/Johnson) to adopt the following guidelines for the February officer elections:

- The commission will nominate candidates at the regular January meeting;
- The commission will adopt a panel of candidates by motion;
- All commissioners will vote by written ballot, which shall be read publicly by the Secretary; and
- In the event that no candidate receives the majority of the vote, the lowest candidates will be removed from eligibility and the commission will re-vote to select an officer.

Vote: Ayes: Johnson, Lord, Owens, Mendonca, Sargent, Simon-Weisberg, Sharenko, Wolfe and Wright. Noes: None. Abstain: None. Absent: None.

City staff will provide ballots which shall be read publicly and recorded with each vote.

At the January 9, 2020 meeting, the following candidates were established for each position:

Action: M/S/C (Johnson/Sharenko) to establish the following nominees for the February office elections:

- Chair: Johnson
- Vice Chair: Simon-Weisberg, Wolfe

Vote: Ayes: Johnson, Lord, Mendonca, Owens, Sargent, Sharenko, Simon-Weisberg, and Wolfe. Noes: None. Abstain: None. Absent: Wright (excused).

Commissioners are allowed to nominate themselves or a fellow appointed commissioner. Commissioners not nominated at the January meeting may still opt to include themselves or another commissioner prior to the balloting process for each position at the February meeting.



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Rhianna Babka, Community Services Specialist III

Date: January 20, 2020

Subject: **Draft 2020-2025 Consolidated Plan, including the first year Annual Action Plan, and Final Regional Analysis of Impediments**

At the HAC's January 2020 meeting staff issued a memo that introduced the Consolidated Plan for your initial review. Additionally, at the HAC's November 2019 meeting staff presented the draft Regional Analysis of Impediments to Fair Housing. At both those meetings, you were informed that we would return in February to request your consideration and recommendation to Council on the 2020-2025 Consolidated Plan, including the FY 2021 Annual Action Plan, and the final Regional AI.

Below is a recap of the Consolidated Plan, Analysis of Impediments and the HAC's role:

The City of Berkeley is an entitlement jurisdiction which receives federal Housing and Urban Development (HUD) funds. This means that Berkeley receives an annual allocation of Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds. As an entitlement jurisdiction, the City is required to prepare a Five-Year Consolidated Plan outlining how the City will spend all HUD funds.

The Consolidated Plan examines housing needs and establishes funding priorities in the areas of affordable housing and services for a wide range of low-income populations. In May 2020, Berkeley will submit the 2020-2025 Consolidated Plan to HUD. This Consolidated Plan includes the first year Annual Action Plan, detailing how the City plans to spend HUD funds in FY 2021.

Additionally, under the National Affordable Housing Act, localities which are eligible to receive federal funding from HUD are required to prepare an Analysis of Impediments to Fair Housing Choice (AI) concurrently with the Consolidated Plan for the period covered under the Consolidated Plan. Berkeley has partnered with Alameda County and a number of cities and Housing Authorities to conduct

A Vibrant and Healthy Berkeley for All

a Regional AI. The regional working group hired Michael Baker International (MBI) to complete the Regional AI.

The HAC serves as the Advisory Commission to Council on the allocation of CDBG, HOME and ESG funds and in November 2019, the HAC hosted two public hearings. The first to inform the Consolidated Plan, and the second to review the draft Regional AI.

At the February 6, 2020 meeting the HAC will consider, discuss and make a final recommendation to Council on the 2020-2025 Consolidated Plan, including the FY 2021 Annual Action Plan, and the final Regional AI.

Both the draft Consolidated Plan, including the FY 2021 Annual Action Plan, and the final Regional AI will be available for your review on the City's webpage no later than **January 31, 2020**.


Consolidated Plan: <http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=12160>
Analysis of Impediments: <https://www.cityofberkeley.info/ContentDisplay.aspx?id=36278>

Written comments on the draft Consolidated Plan and final AI may be submitted via email to Rhianna Babka rbabka@cityofberkeley.info or in person at 2180 Milvia Street, 2nd Floor, Berkeley, CA 94704.



City Clerk Department

January 9, 2020

To: Commission Secretaries
From:  Mark Numainville, City Clerk
Subject: Community Advisory Group (CAG)

On December 10, 2019, the City Council approved a Memorandum of Understanding between the City of Berkeley and the Bay Area Rapid Transit District (BART) on the implementation of Assembly Bill 2923 at the Ashby and North Berkeley BART Stations and established a Community Advisory Group (CAG). The CAG will be comprised of representatives from four City commissions and stakeholder groups for the purposes of providing input relating to matters of zoning and vision, and to bridge communication regarding the zoning process.

The following commissions must select a member to serve on the CAG: Commission on Disability; Housing Advisory Commission; Planning Commission; and the Transportation Commission.

Please appoint a representative at your next meeting and notify the City Clerk of the commission's selection as soon as possible. It is anticipated that the CAG's work will ultimately depend on the Planning Commission's workflow and will include the following scope: two meetings on design, two meetings on economic feasibility, and two meetings to review preliminary zoning concepts.

Once the Planning Commission recommends zoning to the City Council, the CAG shall have completed its charge as it relates to zoning. It is anticipated that the CAG will be re-established to provide input to the City and BART as the two parties establish a joint vision and priorities document to be included in eventual Requests for Proposal/Requests for Qualifications for potential developers of the BART properties.

The attached report annotated agenda provide additional background on AB 2923 and the charge of the CAG.

If you have questions, please contact the City Clerk Department at commission@cityofberkeley.info.

Council Action Items

31. Approval of a Memorandum of Understanding between the City of Berkeley and BART on Implementation of State Law AB 2923 at the Ashby and North Berkeley BART Stations and Establishment of a Community Advisory Group From: Mayor Arreguin, and Councilmembers Bartlett and Kesarwani

Recommendation:

1. Approve a Memorandum of Understanding (MOU) between the City of Berkeley and the Bay Area Rapid Transit District (BART) to establish a process for cooperatively pursuing the implementation of Assembly Bill 2923 (AB 2923, Stats. 2018, Chp. 1000) at the Ashby and North Berkeley BART Stations. This action is pursuant to unanimous City Council direction on May 9, 2019, to direct the City Manager to “engage with BART to develop an MOU that outlines the project planning process including feasibility analysis, project goals, and roles and responsibilities; and direct that the MOU return to Council for adoption.”
2. Establish a Community Advisory Group (CAG) for the purposes of providing input:
-To the City Planning Commission as it considers zoning standards that will be consistent with the City’s obligations under AB 2923 for the Ashby and North Berkeley BART station areas; and -To the City and BART as the parties establish a joint vision and priorities document that will be incorporated in eventual Requests for Proposal/Requests for Qualifications for potential developers of the BART Properties.

Financial Implications: See report

Contact: Jesse Arreguin, Mayor, (510) 981-7100

Action: M/S/C (Arreguin/Hahn) to suspend the rules and extend the meeting to 11:30 p.m.

Vote: Ayes – Kesarwani, Bartlett, Hahn, Wengraf, Robinson, Droste, Arreguin; Noes – Davila, Harrison.

Action: 73 speakers. M/S/C (Arreguin/Kesarwani) to:

Pass the recommendation in the item, authorizing the Mayor and City Manager to execute a Memorandum of Understanding between the City of Berkeley and the Bay Area Rapid Transit District to establish a process for cooperatively pursuing the implementation of Assembly Bill 2923 at the Ashby and North Berkeley BART Stations;

And correct inadvertent omissions in the drafting of the MOU, including a reference to General Plan policy LU-32 on page 2, and noting that the MOU will need to be updated with final language of the Adeline Corridor Specific Plan once it is adopted by Council, and clarify wherever there is a reference to developer to notate “parenthesis – s – end parenthesis”;

And to establish a Community Advisory Group, with members recommended by the Council and appointed by the Mayor and Councilmembers Kesarwani and Bartlett, for the purposes of providing input to the Planning Commission as it considers

Council Action Items

zoning standards that will be consistent with the City's obligations under Assembly Bill 2923 for the Ashby and North Berkeley BART station areas;

And to refer issues arising from tonight's Council discussion, including requesting a broader access study contingent on funding, seeking additional affordable housing funds, and requiring that the Joint Vision and Priorities Document and the Access Study return to Council for approval, to the City Manager and the Planning Commission process.

Vote: All Ayes.



Health, Housing and Community Services

To: Housing Advisory Commission
From: Amanda Montez, Community Development Project Coordinator
Date: February 6, 2020
Subject: Recommendation from 1654 5th Street RFP Subcommittee

RECOMMENDATION

The Subcommittee presents the Commission with two options to consider:

1. Recommend that Council accept the proposal from Bay Area Community Services Housing Corporation/ Bay Area Community Services (BACS) for the disposition of 1654 5th Street; or
2. Make no recommendation to Council for a sale, but instead recommend that Council reconsider their direction, and retain ownership to make short term emergency use of the site.

SUMMARY

In September 2019, the City opened a Request for Proposals (RFP) process for the 1654 Fifth Street property, seeking a qualified organization to acquire, rehabilitate and operate a single-family home with the intent to serve homeless households.

The City received three applications in response to the RFP for the disposition of 1654 Fifth Street. Applications were received from:

- Bay Area Community Services Housing Corporation/Bay Area Community Services
- Brill Independent Living, LLC
- Options Recovery Services

At the November 2019 HAC meeting, a Subcommittee was established to review the RFP responses. The Subcommittee met on January 17, 2020 and made the above recommendation.

Following a disposition recommendation to Council from the HAC, the next phase in the process will be negotiating a disposition and development agreement with the preferred buyer, establishing terms and conditions that must be satisfied prior to sale of the property. The conditions are likely to include requirements to further develop the services plan and secure any necessary financing and permits. This agreement will be subject to approval by City Council.

FISCAL IMPACTS OF RECOMMENDATION

Through the RFP, the City is seeking a qualified organization to acquire, rehabilitate and operate a single-family home with the intent to serve homeless households. No funding for the development or operation of housing or services is offered through the RFP and the property will be sold for a positive value. Owned by the former Redevelopment Agency, the property was acquired with CDBG funds, which restricts revenue from its sale to CDBG-eligible uses. Council has approved any revenue for use in the Housing Trust Fund (HTF) program, which includes CDBG-eligible activities such as housing acquisition and rehabilitation.

If a recommendation is adopted for Council to accept the proposal of BACS, and Council accepts the recommendation, the City would be anticipating an offered purchase price of \$50,000, which would be deposited into the Housing Trust Fund.

If a recommendation is adopted for Council not to sell the property at 1654 Fifth Street, and Council accepts the recommendation, the City would not receive sales funds to deposit into the Housing Trust Fund and the City would retain ongoing costs and liabilities as long as it owns the site. Additional impacts related to short term use are unknown at this time.

CURRENT SITUATION AND ITS EFFECTS

At the January 17, 2020 Subcommittee Meeting three proposals were reviewed by Commissioners, utilizing a staff report drafted with the RFP's stated selection criteria to provide analysis. A summary of the three proposals and a criteria review is below (staff report attached):

- Bay Area Community Services Housing Corporation is proposing an all cash offer to acquire and rehabilitate the property. Their proposal provides a purchase price of \$50,000 and a proposed renovation budget of \$138,500.
 - Project Concept: (Staff Rating – High) BACS has the lowest tenant rent with \$650 for single occupancy and \$600 for double occupancy, with the lowest total tenant count among proposals submitted (six). As the North County HRC Operator, BACS clearly understands how to utilize County based data systems to find eligible tenants.
 - Development Team Experience: (Staff Rating – Medium) BACS has successfully acquired and rehabilitated six properties over the past year for use as homeless housing.
 - Feasibility: (Staff Rating - Medium) BACS has \$10,300,000 in working capital with over \$500,000 in cash indicating they have capacity to acquire the project without a bank loan, as stated. The proposed operating budget provided thin margins which may not provide a strong position and staff was concerned about utilities and reserves budgeting.

- Brill Independent Living, LLC (Brill), is proposing a purchase price of \$90,000, which would be financed by a bank loan, to acquire and rehabilitate the property. The proposed renovation was given an estimated budget of \$94,000 to \$115,000.
 - Project Concept: (Staff Rating – Low) Brill's proposed rents are \$850-\$950 per person in double occupancy with six co-ed tenants (two per bedroom) and an onsite part time residential manager using one of the bedrooms.
 - Development Team Experience: (Staff Rating – Low) One of Brill's Partners has had personal experience in leading construction rehabilitation crews, but this would be the first property that Brill would own and rehabilitate.
 - Feasibility: (Staff Rating – Low) The projected rents to make the project pencil are equivalent to a typical household's monthly Supplemental Security Income and may burden intended tenants. No reserves were identified and there was a low working capital, which would be a thin margin for borrowing and sustaining operations.

- Options Recovery Services (ORS) is proposing an all cash offer to acquire and rehabilitate the property. Their proposal provides a purchase price of \$300,000 and a proposed renovation budget of \$120,245.
 - Project Concept: (Staff Rating – Low) ORS proposed 6-12 tenants in outpatient behavioral health programming that is transitional housing, with a house manager onsite and proposed rents of \$1200, which would be supplemented by contracts.
 - Development Team Experience: (Staff Rating – High) ORS has a long term relationship with a construction company and currently manages 18 units of permanent supportive housing mixed with outpatient housing.
 - Feasibility: (Staff Rating – Medium) ORS has \$2,000,000 in working capital and \$450,000 in cash indicating they have capacity to acquire the project without a bank loan as stated, but ORS makes the project's financial assumptions based on a tenancy of 10 residents, which staff consider excessive for permanent occupancy of a three-bedroom home.

The City's staff do not support the second Subcommittee recommendation— "Make no recommendation to Council for a sale, but instead recommend that Council reconsider their direction, and retain ownership to make short term emergency use of the site"—as both staff and the Council have extensively reviewed alternative actions for this site.

City staff previously recommended against the City's holding on to and operating the property due to its small size and location, as well as the costs and liabilities associated with holding vacant properties.

Staff previously recommended against leasing 1654 Fifth Street to an individual household at an affordable rate since the City does not have residential property management staff. Hiring an outside property management firm would not be financially feasible for a single property due to the lack of economy of scale. The house has only had minimal maintenance since 2010 and has, at a minimum, over \$90,000 of rehabilitation needs, which would require additional investment.

BACKGROUND

The City received 1654 and 1631 Fifth Street from the Berkeley Redevelopment Agency (BRA) at its dissolution. BRA planned to sell prior to the statewide dissolution of redevelopment. Following the dissolution of all California redevelopment agencies, the Berkeley Redevelopment Agency prepared a state-mandated Long Range Development Management Plan (LRDMP) which the City Council, acting as the Successor Agency, adopted in 2014. The LRDMP included the recommendation to sell both Fifth Street sites at market rate. In 2015, for reasons related to redevelopment law and the dissolution process, and acting at the direction of the State Department of Finance, the Redevelopment Agency's Oversight Board removed these two properties from the LRDMP and listed them as housing assets to facilitate their disposition on the market.

When the Redevelopment Agency dissolved, the Department of Health, Housing and Community Services (HHCS) took over managing its housing assets and other remaining responsibilities on behalf of the Successor Agency, although no staffing was added to handle these responsibilities. Former Redevelopment Agency assets assumed include 13 homebuyer loans, two properties under long-term leases and the two sites designated for sale. HHCS pays the Public Works Department to provide periodic landscaping services for this property. The City will retain these ongoing costs and liabilities as long as it owns the site.

At the July 11, 2018 HAC meeting, Commissioners had made the following recommendation regarding the 1654 5th Street property to Council to begin the RFP process:

Discussion and Possible Action on the Disposition of Former Successor Agency to Redevelopment Properties at 1631 Fifth Street and 1654 Fifth Street

Action: M/S/C (Owens/Amezcuca) to recommend to Council to approve the sale of two former redevelopment properties at market value and deposit the proceeds in the Housing Trust Fund.

Vote: Ayes: Amezcua, Holman, Johnson, Kesarwani, Lewis, Owens, and Winters. Noes: Lord. Abstain: None. Absent: Tregub (excused), Wolfe (excused), and Wright (excused).

Recommendation from 1654 5th Street
RFP Subcommittee

On June 11, 2019, Council unanimously made the recommendation to:

Direct the City Manager to issue a Request for Proposals (RFP) to select a qualified organization to purchase the single family home at 1654 Fifth Street to operate as housing for the homeless.

The RFP was released in September of 2019 and a Subcommittee to review and recommend an RFP proposal for the disposition of 1654 5th Street was established at the November 2019 meeting of the HAC. The Subcommittee met on January 17, 2020.

CONTACT PERSON

Amy Davidson, Senior Community Development Project Coordinator, Health, Housing & Community Services, (510) 981-5406

Amanda Montez, Community Development Project Coordinator, HHCS, (510) 981-5426

Housing Advisory Commission

February 6, 2020

To: Housing Advisory Commission
From: Commissioner Thomas Lord
Subject: **Update, Discussion, and Possible Action re the Joint Subcommittee for the Implementation of State Housing Law - Sunlight, Air, and Views**

Recommendation

If the Commission as a whole has a majority opinion regarding zoning code as relates to shadowing, I will faithfully forward that to the Joint Subcommittee for the Implementation of State Housing Law (JSISHL).

Background

As the attached materials suggest, I think that JSISHL has followed an ineffectual process under the primary leadership of the Planning Department. I regard it as my duty to the Housing Advisory Commission (HAC) both to present the situation with JSISHL and to carry back any relevant action by the HAC, in addition to representing the resident constituency I represent.

[_task=mail&_](#)

Subject **Re: Priority Matrix for Shadows**
From Thomas Lord <lord@basiscraft.com>
To Pearson, Alene <apearson@cityofberkeley.info>
Date 2020-01-27 17:50

Of course it is meant as a communication to the commission.

We "ought" maybe to chat sometime about the planning department's odd approach to commissions. In my opinion, it could be improved.

-t

On 2020-01-27 16:10, Pearson, Alene wrote:

Hi Thomas,

Thanks for your explanation. Would you like to submit this as a Communication to the Commission? If so, I can add it to the packet for February 26.

Let me know.

Alene

From: Thomas Lord [mailto:lord@basiscraft.com]
Sent: Monday, January 27, 2020 3:09 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Cc: Karimzadegan, Niloufar <nkarimzadegan@cityofberkeley.info>; Mendez, Leslie <LMendez@cityofberkeley.info>
Subject: Re: Priority Matrix for Shadows

I am unable to fill out the requested "priority matrix" regarding shadowing.

The matrix ignores the pressing question of how to objectify sunlight, air, and view standards that apply everywhere in Berkeley and that block "unreasonable" obstruction from major residential additions. Bringing those provisions up to date is one of our primary purposes.

The matrix strangely presumes there are meaningful tradeoffs to be made between incomparable categories such as "solar roof access" (a use) vs. "school yards private" (an ownership status) vs. "side yards" (an ambiguous architectural feature). This odd prioritization process is apparently a consequence of an intent to "copycat" legislation from other cities, rather than engaging in a comprehensive and democratic planning process. The categories seem insensitive to the heterogenous nature of the existing housing stock and parcel lines.

The matrix needlessly invites the commission to divide and conquer the social interests of Berkeley residents along traditional lines of inequity. It does this by insisting on making tradeoffs between protecting residents on the basis of historic zoning differences. For example, there is no basis on which to say that residents in R-3 areas deserve less access to sunlight than those in R-1 districts -- yet the matrix asks us to make such recommendations.

1/27/20, 7:38 PM

The authors of the matrix inappropriately warn commissioners against "downzoning" without noting that the prohibition in question refers to the standard in force prior to 2018 *including the discretionary elements of those standards*. The legislative purpose of requiring objective standards is *explicitly* process streamlining, *not upzoning* relative to those discretionary standards. Existing state streamlining law has, in nullifying some discretionary standards, "upzoned" incidentally - accidentally. It is entirely appropriate to restate those standards for the purpose of restoring their applicability. That is part of the Commission's purpose. It is not true that the City is obligated to make feasible every project that is consistent with the maximum residential density allowed for projects in a given zone. The contextual peculiarities of a given parcel can mean that, in effect, it does not come with entitlement to the same residential density as other parcels in the same zone.

Thanks,
-t

On 2020-01-13 16:42, Pearson, Alene wrote:

Dear Commissioners,

You are receiving this email because we have not received your completed Priority Matrix for Shadows. Please fill out the attached (page 3) and return to me by the end of this week. We would like to analyze results of this survey and present a recommended approach at JSISHL's February meeting, but we've only received a couple completed matrices.

Thanks in advance for your feedback – and remember, you can footnote or add comments where necessary.

Alene

From: Pearson, Alene
Sent: Friday, December 20, 2019 3:27 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Cc: Karimzadegan, Niloufar <nkarimzadegan@cityofberkeley.info>
Subject: Staff notes from December 11 JSISHL meeting

As promised, attached are staff's notes from the December 11th JSISHL meeting. Please send your Shadow Matrix to me once you have completed it.

Thanks and have a wonderful holiday!

Alene

Alene Pearson, Principal Planner

Land Use Planning Division

City of Berkeley

510-981-7489

apearson@cityofberkeley.info



Planning and Development Department
Land Use Planning Division

MEMORANDUM

DATE: December 11, 2019
TO: JSISHL
FROM: Leslie Mendez, Senior Planner
SUBJECT: Shadow Priority Matrix

Introduction

To assist JSISHL in framing a recommendation to Council for objective shadow impacts, staff has prepared the attached shadow priority matrix as a step to narrow the committee's and the public's protection priorities.

The Matrix

The matrix's columns include five generalized area designations grouped with zoning districts that allow a similar intensity of development. Based on Commissioner input, it also includes a sixth column for those transition areas where higher density districts abut lower density districts, such as, for example, can be found along San Pablo Avenue where the West Berkeley Commercial District (C-W) abuts the Limited Two-Family Residential District (R-1A).

The rows of the matrix list features of buildings, properties, and the public realm that that could be considered for shading impact evaluation. The list is derived from typical features that are included in other jurisdictions' ordinances, as well as those typically raised by residents during public hearings for development projects. As the list is by no means inclusive, there is room at the bottom to write in any feature that you feel deserves inclusion in the matrix.

The matrix includes an option to select a level of priority for evaluation of shadow protection for each feature in each area. The levels are: no priority, low priority, or high priority.

The Shadow Priority Exercise

Keeping in mind that objective standards cannot result in downzoning, staff is requesting participants prioritize features to be evaluated and/or protected from

Shadow Priority Matrix

shading impacts of new development in various areas throughout the City. Participants are requested to use the matrix as a worksheet, by circling the level of priority they believe each feature warrants, if any, in each area. Alternatively, participants can use the matrix more generally, viewing it as a snap shot of items to consider. Once the features are rated and/or considered, staff asks that you list your top three priorities at the bottom of the worksheet Staff requests that you turn these in to staff at the JSISHL meeting. Members of the public who wish to submit their priorities and will not be at the meeting, please send via email to lmendez@cityofberkeley.info by December 12, 2019.

Next Steps

Object shadow standards will be on the February 26, 2020 JSISHL agenda. Identifying priority areas for shading evaluation and protection is Step 1 of the objective standards recommendation. Staff will collect and summarize the information for JSISHL. Staff will then switch to Step 2 of the recommendation, and present methods of shadows controls (e.g. solar plane, daylight plane, etc.), that could be effective in evaluating and preserving the identified priorities.



Shadow Priority Matrix

JSISHL Meeting December 11, 2019

Using the table below, determine (i.e. circle) the level of protection each feature warrants per area.

Participant (Circle one): Commissioner/
 Public

Feature \ Area	Low Density Residential R-1 thru R-2A			Higher Density Residential R-3 thru R-SMU, MUR			Downtown C-DMU			Avenue Commercial C-1, C-SA, C-T, C-W			Neighborhood Commercial C-N, C-E, C-NS, C-SO			High/Low Density Juxtaposition e.g C-W/R-1A		
	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Rear Yards	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Front Yards	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Side Yards	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Any Residential Windows	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Windows: Common Living Areas Only	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Windows: Rear or Front Façades only	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Windows: Art Studios	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Solar Roof Access	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Public Parks	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
School Yards public	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
School yards private	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Sidewalks	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Residential Streets	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Commercial Streets	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Other:	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority
Other:	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority	no priority	low priority	high priority

Top Priority Features/Areas

List your top three priority features/areas for protection.

- 1 _____
- 2 _____
- 3 _____

Please return completed form to staff in person,
 or email to:
LMendez@cityofberkeley.info



Office of the City Manager

January 22, 2020

To: Honorable Mayor and Members of the City Council

From: *Dee* Dee Williams-Ridley, City Manager

Subject: Strategic Plan: Commissioners' Information Session

Last Thursday, Deputy City Manager David White and Senior Analyst Melissa McDonough welcomed 37 Commissioners (representing 20 different Commissions) to an information session on the [Strategic Plan](#). Overall, Commissioners demonstrated interest and expressed support for the Strategic Plan work and following the detailed milestones of particular projects (e.g., as provided in [Strategic Plan Quarterly Report](#)). The following are some of the comments raised during the session:

- Identifying ways for Commissions to cross-pollinate, share information, and work together (or at least discuss) areas of overlap would be welcome, and
- Considering ways to improve outreach to ensure good data collection from “other_____” groups (e.g., people with disabilities) would inform decision making.

Following a presentation on the Strategic Plan, there was an extensive question and answer period. Areas of interest represented the many diverse stakeholder perspectives in our City ranging from proposed changes to the zoning code to support of affordable housing to creation (and location) of the African American Holistic Resource Center.

Attached for your reference is the presentation that was shared with Commissioners.

Attachment

cc: David White, Deputy City Manager
Paul Buddenhagen, Deputy City Manager
Mark Numainville, City Clerk
Jenny Wong, City Auditor
Matthai Chakko, Assistant to the City Manager




**STRATEGIC PLAN
COMMISSIONERS'
INFO SESSION**
Thursday January 16, 2020

Why?

Provide direction, align to a common purpose, improve communication

STRATEGIC PLAN GOALS

 <p>Provide state-of-art, well-maintained infrastructure, amenities, and facilities.</p>	 <p>Create affordable housing and housing support services for our most vulnerable community members.</p>	 <p>Create a resilient, safe, connected, and prepared city.</p>
 <p>Champion and demonstrate social and racial equity.</p>	 <p>Foster a dynamic, sustainable, and locally-based economy.</p>	 <p>Provide an efficient and financially-healthy City government.</p>
 <p>Be a global leader in addressing climate change, advancing environmental justice, and protecting the environment.</p>	 <p>Attract and retain a talented and diverse City government workforce.</p>	 <p>Be a customer-focused organization that provides excellent, timely, easily-accessible service and information to the community.</p>



2016

- 24 Meetings: Staff, Union, City Council
- Staff Appreciation Event & Voting on Goals

2017

- Departmental Meetings on Priorities
- Managers Retreat
- Community Survey
- Council Retreat

2018

- Adoption
- Implementation begins

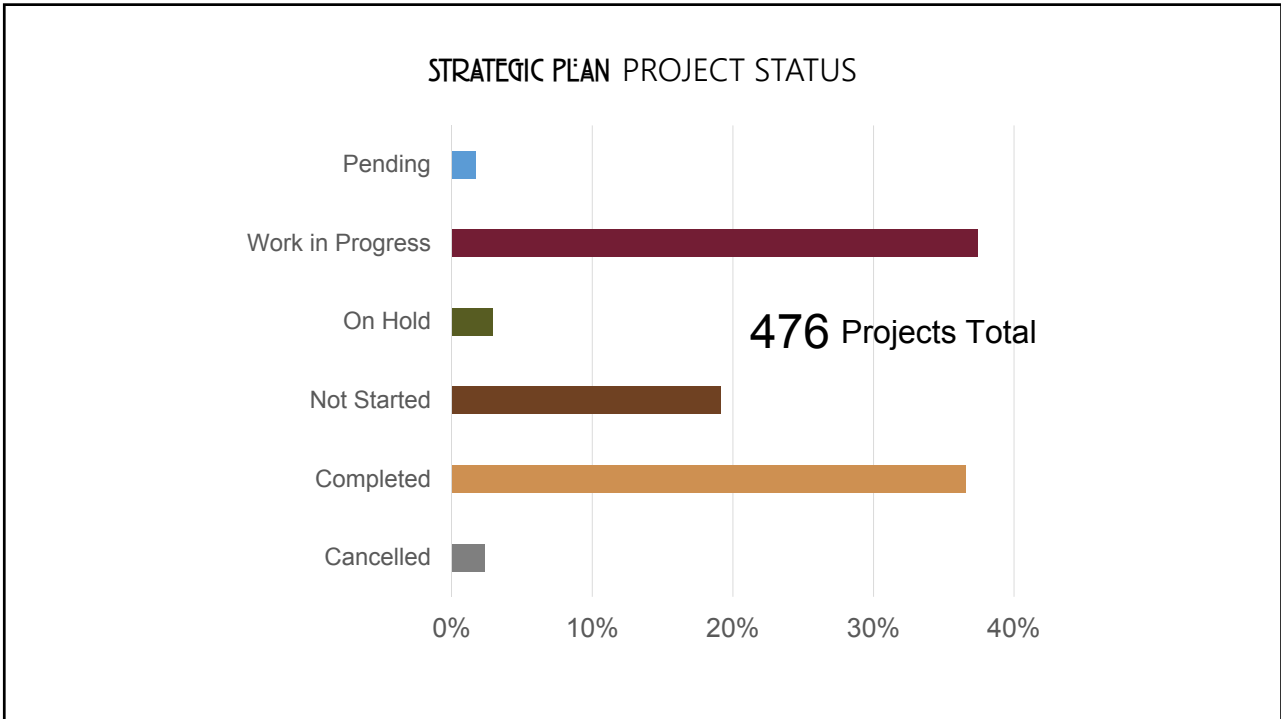
GOALS	LONG-TERM ASPIRATIONAL
PRIORITIES	SHORT-TERM PROJECTS ACHIEVABLE BUDGETED ADVANCE GOALS

140+ Priorities translates into 476 projects.



What are the sources of PRIORITIES?

Commission Recommendation	Referrals	Legislative Mandates & Voter Initiatives	Council-Approved Actions, Projects & Programs
Grants	Daily Work Support (Department-Initiated)	Plans	Other



Some completed projects...

- Anti-Displacement Funding (Measure U1)
- Compostable/Recyclable Foodware
- Center Street Garage
- Very Low Income Refund Program
- New Public Campaign Financing Program
- Improvements to BART Plaza
- New Council Meeting Location



PROJECT HIGHLIGHTS



- Measure T1 Public Art Projects
- Civic Center Project
- Adeline Corridor Plan
- 50/50 Sidewalk Program
- Street Sweeping Improvement Plan
- Transfer Station – Master Plan
- Adult Mental Health Clinic Renovation
- Berkeley Municipal Pier Conceptual Design
- Downtown Shattuck Reconfiguration
- Gilman Street Interchange Project
- Bicycle and Pedestrian Infrastructure Improvements
- Bicycle Plan Update
- Berkeley Tuolomne Camp Rebuild

PROJECT HIGHLIGHTS



- Increase Affordable Housing (Measure O Implementation)
- Local Density Bonus Policy
- Accessory Dwelling Units
- Missing Middle Housing Study
- 1,000 Person Homeless Plan
- City-Owned Land for Micro-Unit Housing
- Berkeley Way

PROJECT HIGHLIGHTS



- Implementation of the Public Art in Private Development Policy
- Small-Scale Ferry Service at the Berkeley Marina
- Berkeley Ventures, Berkeley Values
- Small Business Support Package

PROJECT HIGHLIGHTS



- Citywide Safety Needs Assessment
- Hire, Train, and Retain Excellent Police Personnel
- Ethics Program



- Zero Waste Rate Evaluation
- Census 2020 Community Outreach
- Demand-Based Parking (goBerkeley)
- Results-Based Accountability Framework for Health, Housing and Community Services Programs

PROJECT HIGHLIGHTS



- Age Friendly Plan Implementation
- Gender Pay Equity Audit for City of Berkeley Staff
- ADA Transition Plan
- African American Holistic Resource Center
- Racial Equity Action Plan
- Equal Pay Vendor Preference

PROJECT HIGHLIGHTS



- Vision Zero
- Safe Passages (part of Wildfire Safety program)
- Revise Use-of-Force Policy and Implement Software
- Community Resilience Centers
- Outdoor Emergency Public Alerting Systems
- Pedestrian Plan Update

PROJECT HIGHLIGHTS



- Increased EV Infrastructure
- Climate Adaptation Work
- Update Watershed Management and Storm Drain Master Plans
- Long-Term Waste Operations Strategy
- Efficiency & Electrification of existing buildings/BESO evaluation and update

PROJECT HIGHLIGHTS



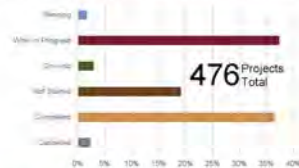
- Community Agency Funding Information
- ZORP (Zoning Ordinance Revision Project)
- Mental Health Triage Grant
- Mental Health Wellness Center

STRATEGIC PLAN QUARTERLY REPORT

October 2019

Projects' Status

The below chart shows the status of Strategic Plan projects at the end of the third quarter of calendar year 2019. The majority of projects (74 percent) are either completed or underway.



This is the first report including fiscal year (FY) 2020-2021 projects contained in the budget adopted at the [June 25, 2019 Council Meeting](#).



STRATEGIC PLAN QUARTERLY REPORT: Works in Progress

Lead City Department	Project Name	Description	Project Status	Percent Project Complete	Task	Task Status	Percent Task Complete
Public Works	2nd Street, Monterey Avenue, Ward Street, Hopkins Street and Bancroft Way	Pavement rehabilitation of 1,800 linear feet (0.3 miles) on Ward Street from San Pablo Avenue to Action Street with full-depth reclamation including sidewalk, driveway, and curb ramp replacement. The street will also include green infrastructure improvements, pervious concrete in the parking lane (8 feet wide) to infiltrate storm water into the native soil. Pavement rehabilitation of 1,800 linear feet (0.3 miles) on 2nd Street from Addison Street to Delaware Street, including installation of sidewalk, curb and gutter, crosswalks along University Avenue underpass, and removal of Railroad tracks on project area. Pavement rehabilitation of 3,100 linear feet (0.6 miles) on Monterey Avenue from Hopkins Street to The Alameda, including installation of sidewalk, curb & gutter, curb ramps, and striping of bike lanes and crosswalks. Pavement rehabilitation of 6,600 linear feet (1.25 miles) on Hopkins Street from San Pablo to The Alameda, including installation of sidewalk, curb & gutter, curb ramps, and striping of bike lanes and crosswalks. Pavement rehabilitation of 350 linear feet (0.06 miles) on	Work in Progress	15	Complete design of Ward, Monterey and 2nd Street. PRUTASH0027620	Work in Progress	35

Questions?

<https://www.cityofberkeley.info/strategic-plan/>





Health, Housing and Community Services

To: Housing Advisory Commission
From: Lourdes Chang, Community Development Project Coordinator
Date: February 6, 2020
Subject: Informational Item – Notice of Funding Availability for Community Housing Development Organization (CHDO) Operating Funding

Staff is preparing the issuance of a Notice of Funding Availability (NOFA) in March 2020 for Operating Funding for Community Housing Development Organizations (CHDOs). In 2019, the City created a process through which CHDO-eligible nonprofit organizations were required to submit applications for operating support funds for Fiscal Year 2019-2020. Under the current NOFA, staff is proposing to fund operating funding contracts that would cover a five-year term to coincide with the City's Consolidated Five-Year Plan.

SUMMARY

In March 2020, the City will issue a NOFA for operating funds for CHDO-certified nonprofit organizations. While the use of HOME CHDO funds is restricted to supporting development of HOME-eligible projects, the City can also support property management and asset management functions to help increase the capacity of CHDO-certified nonprofit housing development organizations.

In FY 2021, staff anticipates the same amount of HOME CHDO funds and General Funds will be available in the amount of \$56,230. In order to simplify the application process and to provide staff the ability to disburse the funds expeditiously, staff is proposing to extend the contract term from one year to five years. Historically, the amount of funding allocated for operating funding has been \$56,230 annually.

FISCAL IMPACTS OF RECOMMENDATION

As a recipient of Federal HOME funds, the City of Berkeley is required to commit 15% of HOME funds to a certified CHDO-sponsored project every year. To help support the activities related to implementing the CHDO-sponsored projects, jurisdictions also have the option of providing up to 5% of its HOME funds to CHDOs as operating support.

In FY 2020, the HOME entitlement amount was \$737,273 of which \$28,115 was allocated for CHDO operating support. With a General Fund match in the same amount, a total of \$56,230 was available to support CHDO operating funding.

For FY2021, staff is projecting the City’s HOME entitlement amount to be the same, and the amount of HOME CHDO and General Funds available for operating funding is estimated to be \$56,230. . The actual amount available annually would depend on the amount of the City’s HOME allocation and the availability of matching General Funds. The “not to exceed amount” would include up to 5% of the HOME allocation available for operating support for CHDOs and matching General Funds.

CURRENT SITUATION AND ITS EFFECTS

Staff is preparing to issue the NOFA in March 2020 and award the funds by June 2020.

Proposed Timeline for NOFA Process -

- March 1, 2020: Issue NOFA
- April 1, 2020: Applications Due
- April 20, 2020: HAC HTF Subcommittee Review Applications
- May 7, 2020: HAC Approve HTF Subcommittee Funding Recommendations
- July 28, 2020: City Council Consider HAC Funding Recommendations

BACKGROUND

Historically, the City has provided operating funding to two certified CHDOs – Resources for Community Development and Satellite Affordable Housing Associates – to support various CHDO-sponsored projects and related activities.

In May 2019, the City formalized the application process by issuing a Notice of Funding Availability for qualified CHDOs to compete for the FY 2020 operating funds, and received applications from Resources for Community Development (RCD), Satellite Affordable Housing Associates (SAHA) and Bay Area Community Land Trust (BACLt), which the City certified as a CHDO in 2019. Separate from the CHDO process the City’s FY 2020-2021 budget included an allocation of \$100,000 to BACLt to support the organization’s capacity building efforts.

On September 24, 2019, City Council approved operating funding in the amount of \$28,115 each for FY 2020 for SAHA and RCD. The total amount of funds available to support the CHDO operating funding contracts was \$56,230. Half of the funds were allocated from the City’s HOME funds and was awarded to SAHA. The other half of the funds, which was awarded to RCD, was allocated from the City’s General Fund.

For the next fiscal year (FY2021) staff will issue a NOFA for operating funding contracts for a five-year term. The amount of funding available annually would depend on the amount of the City’s HOME allocation and availability of matching General Funds. The “not to exceed amount” would include up to 5% of the HOME allocation available for operating support for CHDOs and matching General Funds. To remain eligible, the nonprofit organization would need to meet the requirements under the HOME CHDO program, including completing the annual CHDO documentation process.

CONTACT PERSON

Lourdes Chang, Community Development Project Coordinator, HHCS, (510) 981-5263

Handouts

Materials and correspondence received after the packet was published on 1/30/20 and distributed at the meeting.

Attachment 1			
Annual Action Plan for PY20			
City of Berkeley CDBG, ESG and HOME Projects for 7/1/2020 - 6/30/2021			
Proj. #	Agency	Project Name	PY20 Estimated Allocation
CDBG			
1	Center for Independent Living	Residential Access	\$ 159,660
2	Habitat for Humanity	Housing Rehabilitation Grant Program	\$ 250,000
3	HHCS D*	Loan Services	\$ 70,008
4	HHCS D	Senior and Disabled Rehab Program	\$ 358,048
5	HHCS D	Rehab Loans	\$ 150,000
6	HHCS D	Housing Development: M/F Rehab	\$ 488,341
		Subtotal Housing Projects	\$ 1,476,057
7	Bay Area Community Services	Coordinated Entry System	\$ 248,419
8	Berkeley Food and Housing Project	Men's Overnight Shelter	\$ 170,502
9	Eden Housing for Hope and Oppor.	Fair Housing	\$ 35,000
		Subtotal Public Services Projects	\$ 453,921
10	HHCS D	Community Facility Improvements	\$ 152,908
11	HHCS D	2020 Community Facility Improvement NOFA	\$ 458,136
		Subtotal Public Facilities Projects	\$ 611,044
12	HHCS D	CDBG Planning and Administration	\$ 572,756
		Subtotal Planning & Admin Projects	\$ 572,756
		**GRAND TOTAL ALL CDBG PROJECTS	\$ 3,113,778
ESG			
13	Berkeley CES Provider - BACS	Rapid Re-Housing Project	\$ 67,228
14	Berkeley CES Provider - BACS	Emergency Shelter/Street Outreach	\$ 136,439
15	HHCS D	Homeless Management Information System	\$ 6,676
16	HHCS D	Program Planning and Administration	\$ 17,055
		GRAND TOTAL ALL ESG PROJECTS	\$ 227,398
HOME			
17	HHCS D	HOME Administration	\$ 75,727
18	CHDO Operating Funds	CHDO Operating Funds	\$ 28,115
19	HHCS D	Housing Trust Fund	\$ 653,431
		***GRAND TOTAL ALL HOME PROJECTS	\$ 757,273

Notes: * HHCS D = City of Berkeley Health, Housing & Community Services Department

**Assumes \$250,000 in Program Income and \$250,000 in unused carry over funds.

***Assumes \$20,000 in Program Income

Uberti, Mike

From: Uberti, Mike
Sent: Friday, January 31, 2020 8:25 AM
To: Housing Advisory Commission
Subject: FW: Announcement: People's Park Housing - Feb. 10 Open House

From: UC Berkeley Capital Strategies <capitalstrategies@berkeley.edu>
Date: January 27, 2020 at 6:02:19 PM CST
To: "Lee, Kristen S." <KSLee@cityofberkeley.info>
Subject: Announcement: People's Park Housing - Feb. 10 Open House
Reply-To: capitalstrategies@berkeley.edu



ANNOUNCEMENT

Join us for the first of three open houses that will provide information about, and opportunity for discussion of, UC Berkeley's plans for the proposed housing project at People's Park. The project architects and campus planners will host conversations about various aspects of the project at stations around the room. Open houses are formatted as drop-in events. There is no formal arrival time. Open houses are open to all members of the campus and the community.

Open House #1:

Monday, February 10, 2020

Drop-in between 4 p.m. – 8 p.m.

Location: MLK Jr. Student Union, Ballroom

Focus: Learn about the legacy of People's Park, envision the potential for transformation, and share potential benefits and concerns.

Upcoming:

Open House #2 – To be announced (March/April 2020)

Focus: Feedback on draft site plan options.

Open House #3 – To be announced (April/May 2020)

Focus: Feedback on a final site plan.

About This Project

The shortage of available and affordable housing for Berkeley's students is a matter of urgent concern for the campus and the community. At present, Berkeley has the lowest percentage of beds for its student body of any campus in the UC System, which is exacerbated by the fact that the campus is situated in one of the tightest housing markets in the country. As part of a comprehensive effort to address student needs, and the challenges facing the campus and its urban neighbors, in May 2018 the University announced plans to redevelop and revitalize People's Park.

The proposed [People's Park Housing](#) project will include three components: 1) student housing, 2) supportive housing with onsite services that help formerly homeless and lower-income persons live in dignity in the community and would be developed and managed by a non-profit partner under a ground lease with the University, and 3) open landscaped areas. The new student housing would help mitigate UC Berkeley's severe student housing shortage, while the supportive housing will provide safe and supervised living that is affordable and permanent. The project design will also commemorate the legacy of People's Park.

Following a public submissions process, in July 2019 the University chose two firms as partners in this effort. [Resources for Community Development](#), a Berkeley based firm with over 35 years of experience, was selected to develop and operate the supportive housing component. The Bay Area architecture firm [LMS \(Ledly Maytum Stacy\)](#) has also been selected as Executive Architect to master plan the entire site and to design the student housing component.

About UC Berkeley Capital Strategies

The integrated teams of Capital Strategies work together to bring planning, design, construction and development services to the UC Berkeley campus. We are architects, landscape architects, planners, engineers, construction specialists, and administrative personnel, all of whom work together to serve the campus community.

Inquiries:

UC Berkeley Capital Strategies - Communications
capitalstrategies@berkeley.edu

Berkeley Capital Strategies
UNIVERSITY OF CALIFORNIA

Visit our website