



CITY COUNCIL

CONSENT CALENDAR

March 28, 2017

TO: Honorable Mayor and Members of the City Council

FROM: City Council Ad Hoc Committee on Homelessness
 Mayor Jesse Arreguin and Councilmembers Linda Maio, Cheryl Davila,
 and Sophie Hahn

SUBJECT: Issue an RFP to Develop a Specific Housing Project with Units and
 Facilities Appropriate for Formerly Homeless and Other Very Low Income
 Residents

RECOMMENDATION:

Issue an RFP for the small City-owned lot in the 1200 block of University Avenue (aka 1920 West Street) to create small residential units, with appropriate on-site common spaces and services, affordable to very, very low income persons, with incomes below 30% of AMI.

[NOTE: Berkeley has the lowest AMI of any Bay Area city:

<http://citylab.news21.com/data/types/19/>]

CALIFORNIA FY 2016

HOUSEHOLD SIZE	1	2	3	4	5	6	7	8
30% OF MEDIAN	\$1470 0	\$1680 0	\$1890 0	\$2100 0	\$2270 0	\$2435 0	\$2605 0	\$2770 0
VERY LOW (50% AMI)	\$2450 0	\$2800 0	\$3150 0	\$3500 0	\$3780 0	\$4060 0	\$4340 0	\$4620 0
LOW-INCOME (80% AMI)	\$3920 0	\$4480 0	\$5040 0	\$5600 0	\$6050 0	\$6495 0	\$6945 0	\$7390 0

Source: <https://www.huduser.gov/portal/datasets/il/il16/State-Incomelimits-Report-FY16.pdf>

DISCUSSION:

Very few City-owned properties are available and suitable to develop very, very low income housing, for individuals with incomes at or below 30% of Area Median Income (AMI). The subject lot is a promising candidate to pilot a small number of units. It is not large but it is on University Avenue and therefore appropriate for a dense project. Building on the site would also correct the current situation of it being an attractive nuisance, and breaking the pedestrian experience.

The RFP should be flexible and open to all approaches to finance, build and operate units and supportive services to meet the needs of an identified segment of Berkeley's homeless and/or very very low income population. The RFP will include Staff's recommendations, derived in consultation with homeless housing and services providers, for the target population(s) to be served, desired living unit features and necessary onsite facilities and services. The RFP would be issued broadly to invite proposals from non-profit housing organizations, for profit developers and cooperative or other groups with the desire and ability to deliver a project to meet the needs of Berkeley's very very low income residents. Land would be provided at no cost by the City, and other subsidies may be offered by Staff as part of the RFP. Other costs would be borne by the developer. The units would be permanently affordable and design would include space for services.

Full transparency regarding costs of construction is assumed. Ownership and operation of the units, once built, would likely be assumed by a non-profit agency

The RFP should note the need to limit impacts on the small park directly to the north.

Several issues pertain:

- The Kenney cottage was moved to and stored on the subject lot approximately 15 years ago at the request of the Berkeley Architectural Heritage Association (BAHA) in anticipation that BAHA would work to restore and relocate the structure. The cottage is one of the oldest existing examples of a prefab structure of its kind in the country. BAHA was asked by Councilmember Maio about their plans for the structure several years ago but so far there has been no movement. Hence, the building continues to deteriorate on the lot. It would be appropriate for BAHA to be approached once again with a request for final resolution.
- The lot is an attractive nuisance as a regular dumping ground for mattresses and the like on the sidewalk on University Avenue, the gateway to the City. A pilot very very low income project would be an asset to the streetscape.
- The zoning as R2-A is an anomaly. The official address is noted as 1920 West Street but the lot fronts on University Avenue. The zoning issue will have to be addressed either through a variance, via our declared status as being in a crisis of homeless, or through another avenue.

ENVIRONMENTAL SUSTAINABILITY:

No environmental sustainability impact.

FINANCIAL IMPLICATIONS:

Staff time.

CONTACT:

Mayor Jesse Arreguin, 510-981-7100

Councilmember Linda Maio, District 1, 510-981-7110

Councilmember Cheryl Davila, District 2, 510-981-7120

Councilmember Sophie Hahn, District 5, 510-981-7150