



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

REVISED AGENDA

(Revised 1/6/20 – PDF link added to Item #5; 1654 5th St RFP Subcommittee added to Item #7)

Regular Meeting

Thursday, January 9, 2020
7:00 pm

South Berkeley Senior Center

2939 Ellis Street
Secretary Amy Davidson
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 November 7, 2019 Regular Meeting Minutes (*Attachment 1*)
5. **Discussion and Possible Action to Provide Comments on the Draft 2020-2025 Consolidated Plan – Mike Uberti, HHCS (*Attachment 2*)**
https://www.cityofberkeley.info/uploadedFiles/Housing/Level_3_-_General/First%20DRAFT_for%20HAC_COB_2020_ConPlan.pdf
6. **Discussion and Possible Action to Nominate Candidates for February Officer Elections – All/Staff (*Attachments 3 & 4*)**
7. **Discussion and Possible Action to Appoint Subcommittees – All/Staff**
 - a. **Social Housing (*Attachment 5*)**
 - b. **1281 University Avenue RFP Responses**
 - c. **Housing Impacts of the Climate Emergency (*Attachment 6*)**
 - d. **1654 Fifth Street RFP Responses**
8. **Discussion and Possible Action to Notify the Community Environmental Advisory Commission and Energy Commission Regarding a Housing Impacts of the Climate Emergency Subcommittee Joint Meeting – Commissioner Johnson**
9. **Update on the CDBG Subcommittee – Commissioner Wolfe**
10. **Update on Council Items (Future Dates Subject to Change) – All/Staff**
 - a. Recommendations for Allocation of FY19/20 Measure P Funds (December 3, 2019) (*Attachment 7*)
 - b. 2019 Housing Trust Fund Request for Proposals Funding Reservations from Measure O Bond Oversight Committee (December 10, 2019) (*Attachment 8*)

- c. Urgency Ordinance Amending Accessory Dwelling Unit (ADU) Ordinance to Comply with New State Law and Establish Interim Limits on Development; Amending BMC Chapter 23C.24 (December 10, 2019) (*Attachment 9*)
- d. 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 (*Attachment 10*)

11. Announcements/Information Items

- a. 2020 Housing Advisory Commission Meeting Calendar (*Attachment 11*)
- b. Annual Stipend Declaration (*Attachment 12*)
- c. Strategic Plan Commissioners' Information Session (*Attachment 13*)
- d. Berkeley Lobbyist Registration Ordinance (*Attachment 14*)

12. Future Items

- a. Officer Elections (February 2019)

13. Adjourn

Attachments

- 1. Draft November 7, 2019 Regular Meeting Minutes
- 2. Rhianna Babka, HHCS, Draft 2020-2025 Consolidated Plan
- 3. Mike Uberti, HHCS, Officer Elections Information
- 4. Lord, Officer Elections Nominations
- 5. Lord, Social Housing Subcommittee Reformation
- 6. Lord, Consideration of a Subcommittee on the Housing Impacts of the Climate Emergency
- 7. Annotated City Council Agenda Excerpt – December 3, 2019, Re: Measure P Recommendations
- 8. Annotated City Council Agenda Excerpt – December 10, 2019, Re: Measure O Recommendations
- 9. Annotated City Council Agenda Excerpt – December 10, 2019, Re: ADU Ordinance
- 10. Annotated City Council Agenda Excerpt – December 10, 2019, Re: BART MOU
- 11. 2020 Housing Advisory Commission Meeting Calendar
- 12. Annual Stipend Declaration
- 13. Strategic Plan Commissioners' Information Session
- 14. Mark Numainville, City Clerk, Berkeley Lobbyist Registration Ordinance

Correspondence

- 15. Cary Sweeney, Berkeley Home Match Update
- 16. Sharon Siskin, Berkeley Rising-Questions

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/

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HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, November 7, 2019

Housing Advisory Commission

Time: 7:02 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, Maryann Sargent, Alex Sharenko, Leah Simon-Weisberg, Darrell Owens (Arrived 7:42), Marian Wolfe and Amir Wright.

Absent:

Commissioners in attendance: 9 of 9

Staff Present: Rhianna Babka, Amanda Montez, Sean O'Shea and Mike Uberti.

Members of the public in attendance: 5

Public Speakers: 1

2. Agenda Approval

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

Vote: Ayes: Lewis, Lord, Wright and Wolfe. Noes: None. Abstain: None. Absent: Owens (unexcused).

3. Public Comment

There was one speaker during public comment.

4. Approval of the September 5, 2018 Regular Meeting Minutes

Action: M/S/C (Wolfe/Simon-Weisberg) to approve the minutes.

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

5. Approval of the October 3, 2018 Regular Meeting Minutes

Action: M/S/C (Lord/Johnson) approve the minutes with an amendment to agenda item #8 noting that additional discussion on Section V of the Affordable Housing Framework was to occur at the November 7, 2019 meeting instead of additional input at a later date.

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

6. Public Hearing on Community Needs

Public Speakers: 1

Commissioner Wolfe noted a conflict of interest related to her role on the board of Resources for Community Development, an organization that makes funding requests to the City of Berkeley for development projects that may include federal funds.

Action: M/S/C (Sharenko/Wright) to close the public hearing.

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

7. Public Hearing on the Regional Analysis of Impediments

Public Speakers: 1

Action: M/S/C (Wolfe/Wright) to close the public hearing.

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

8. Discussion and Possible Action to Appoint Subcommittees

a. Community Development Block Grants (CDBG)

Action: M/S/C (Sharenko/Sargent) to establish the CDBG subcommittee through June 30, 2020 to review and make recommendations on the CDBG applications received during the current funding cycle with Commissioners Mendonca, Simon-Weisberg, and Wolfe as members.

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

9. Receive Presentation and Update on Measure T1 Bond Program Phase 1 and Information on Phase 2 Public Process

Public Speakers: 1

10. Discussion and Possible Action to Adopt the 2020 Meeting Calendar

Action: M/S/C (Wolfe/Sharenko) to adopt the proposed 2020 meeting calendar with the amendment of moving the July 2, 2020 meeting to July 9, 2020.

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

11. Discussion and Possible Action to Establish Process Guidelines for Officer Elections

Action: M/S/C (Lord/Johnson) to adopt the guidelines previously used for the 2019 February officer elections for the 2020 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 voting results in a tie, 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.

12. Discussion and Possible Action to Make Recommendations to Section Five of the City Council's Draft Affordable Housing Framework

Action: M/S/C (Lord/Lewis) to table recommendations to Section Five of the City Council's Draft Affordable Housing Framework.

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

13. Update and Possible Action to Adopt the Social Housing Subcommittee Recommendation to Hold a Special Meeting

Action: M/S/C (Wright/Johnson) to extend the meeting by 25 minutes to 9:30 pm.

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

14. Update and Possible Action from the Joint Subcommittee for the Implementation of State Housing Law

15. Discussion and Possible Action on Climate Emergency Recommendations for Housing

16. Update on Council Items

17. Announcements/Information Items

18. Future Items

19. Adjourn

Action: M/S/C (Sharenko/Wright) to adjourn the meeting at 9:28 pm.

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

Approved on January 9, 2020

_____, Mike Uberti, Secretary



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Rhianna Babka, Community Services Specialist III

Date: December 20, 2019

Subject: **Draft 2020-2025 Consolidated Plan**

The City of Berkeley is an entitlement jurisdiction which receives federal Department of 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 detailing 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.

The HAC acts as the Advisory Commission to Council on the allocation of CDBG, HOME and ESG funds. At its November meeting, the HAC hosted two public hearings, one specifically in preparation for the Consolidated Plan and one for the Regional Analysis of Impediments, a required companion document.

We are currently preparing a preliminary draft of the Consolidated Plan for the HAC's initial review during the January 9, 2020 meeting. The draft will be available for review on **January 3rd, 2020** the City's website at:
<http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=12160>

Subsequently, we will prepare and submit a final draft for the HAC to consider at its February 6, 2020 meeting. At the February meeting the HAC shall consider, discuss and make a final recommendation to Council on the 2020-2025 Consolidated Plan.

Written comments may be submitted via email to Rhianna Babka rbabka@cityofberkeley.info or in person at 2180 Milvia Street, 2nd Floor, Berkeley, CA 94704.

A Vibrant and Healthy Berkeley for All



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Amy Davidson, Senior Community Development Project Coordinator

Date: January 30, 2019

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. Igor Tregub was first elected Chair in February 2017, and he is therefore not eligible to run for Chair this year.

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.

At the November 18, 2018 HAC meeting, the commission took the following action to adopt process guidelines for the February election:

A Vibrant and Healthy Berkeley for All

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.

Commissioners are allowed to nominate themselves or a fellow appointed commissioner. Per the adopted action, the January meeting will be used to nominate candidates, but this will not preclude any commissioner from submitting a nomination prior to elections at the February meeting. If you cannot be in attendance at the January meeting and would like to submit a nomination, please contact the Chair.

Housing Advisory Commission

January 9, 2020

To: Housing Advisory Commission
From: Commissioner Thomas Lord
Subject: **Officer Elections Nominations**

Recommendation

The Housing Advisory Commission should make a preliminary list of members who will stand for the position of Chair or Vice Chair. There will be a chance to revise the list before elections, in February. By recent custom, everyone who wishes to be considered is eligible for election. (Come prepared to self-nominate, if that is your inclination.)

Background

In 2018, Housing Advisory Commission officers were re-elected in a controversial process that did not allow other candidates to be considered. The Commission's internal rules *and* the the City-wide Commissioner's Manual were subsequently revised to make clearer the importance of holding democratic elections.

In 2019, our new and improved election procedures seem to have worked well. In 2020, we have an opportunity to continue the trend.

Candidate Considerations

My experience has shown me that:

1. Chairing the Commission is a significant time commitment. At a minimum, the Chair must help order the agenda and prepare the final text of Commission recommendations to City Council. Ideally, the Chair should be proactive at facilitating the formation of and adherence to a work-plan. The Chair should be keeping up with "current events" in City governance as they relate to the Commission's jurisdiction, and at communicating the state of City housing

policy to the Commission. The Chair must make time to coordinate effectively with the Commission Secretary and other City staff.

All of the above time commitments are *in addition* to any time a Chair wishes to spend on subcommittees or otherwise working on items for Commission consideration.

2. The Chair should ideally be unselfish, politically, and be focused on empowering and encouraging members to contribute and cooperate effectively as each Commissioner advocates for their goals. The Chair's support of colleagues must be unbiased - meaning that the Chair must help facilitate those she or he disagrees with just as much as those with whom the Chair agrees.

In other words: a Chair who seeks to use that position to influence the *outcome* of Commission decisions is operating in error. They should not be Chair. (This is a generic comment, not an accusation against our Chair.)

Being Chair is not a key to power. Being Chair is a key to empowering every Commissioner, collectively and individually.

3. The Chair ought to be comfortable and very familiar with:
 - a. The Brown Act and Commissioner's Manual.
 - b. The routine agenda items typically brought before us by staff.
 - c. Parliamentary procedures as a method for aiding debate (not as a method of parliamentary obstruction or pointless "game playing").
 - d. Commission history.
 - e. The legislation which establishes this Commission.
 - f. Relevant local, state, and federal law and Constitutional issues.
4. The Housing Advisory Commission is not currently very good at having productive, efficient debate, but it is improving.

It is a fact of life that everyone on the Commission is personally limited in how much time they can contribute, and how much time they can spend in a regular meeting. We all owe each other a respect that seeks efficiency.

Our regular meetings are scheduled for two hours, sometimes stretching uncomfortably for as many as three hours. That is a very cramped schedule that makes it hard to have serious discussions.

The next Chair will face the challenge of keeping our progress going. While our meeting process has improved, we still sometimes regress into a disorderly "back and forth", typically dominated by only a few members, and meandering far from the main topic. Too much additional formality would be stifling but a

modest degree of greater formality might significantly improve communication among members.

Housing Advisory Commission

January 9, 2020

To: Housing Advisory Commission
From: Commissioner Thomas Lord
Subject: **Social Housing Subcommittee Reformation**

Recommendation

Approve a new roster for the Social Housing Subcommittee.

Background

The Social Housing Subcommittee roster must be revised because at least one member is not able to make the time commitment.

The Social Housing Subcommittee was one of two Housing Advisory Commission subcommittees that were unable to convene as planned in December for want of quorum.

A reminder: signing up for a subcommittee and then failing to participate, interferes with the ability of others to do the work they came to this Commission to do. In one case this past month, it was not only Commissioner time that was wasted by colleagues, but also the time of City staff. If you are not able to make and hold a commitment to a subcommittee, please do not join it.

Housing Advisory Commission

January 9, 2020

To: Housing Advisory Commission
From: Commissioner Thomas Lord
Subject: **Consideration of a Subcommittee on the Housing Impacts
of the Climate Emergency**

Recommendation

The Housing Advisory Commission shall create a short-lived subcommittee, the “Housing and the Climate Emergency” subcommittee. The purpose of this subcommittee shall be to consider whether to make the following findings and recommendations (or related findings or recommendations):

1. Finding: The Paris Accord target of warming kept significantly below 2°C compared to pre-industrial society, and certainly no more than 2°C warming, likely requires the elimination of *most* fossil fuel powered car use and the burning of natural gas in Berkeley and the region *within 10 years* and perhaps *within 5 years*.
2. Finding: Berkeley’s housing infrastructure seems poorly prepared for such a shock. Many heating, cooling, and cooking systems are threatened by the need to turn of natural gas. The economic underpinnings of the housing infrastructure - the flows of wages, rents, mortgage payments, and so on - will be challenged by the need to curtail fossil fuel car miles.
3. Finding: Therefore, the climate emergency is likely, though not certain, to present an imminent threat to housing habitability and security in Berkeley (and regionally).
4. Finding: Procrastination in the reduction of petrol-burning cars and natural gas burning in homes will come at a steep price: the necessary speed of cutting off petrol and natural gas will grow while the ecology will significantly worsen. The problem is unavoidable, and it is to Berkeley’s advantage to take it on sooner rather than later.
5. Finding: The unchecked impacts of the climate emergency housing crisis are likely to impact Berkeleyans in racially / socio-economically biased and unjust ways.

6. To better understand and respond to the climate emergency housing crisis described above, City Council should _____.

Background

The Commission will likely be able to support finding 1 easily on the basis of Berkeley's Climate Action Plan Progress Update of 2018 and relevant portions of the Intergovernmental Panel on Climate Change 2018 Special Report on Global Warming of 1.5°C (aka IPCC SR15). Additional supporting materials can also be provided:

1. Finding: The Paris Accord target of warming kept significantly below 2°C compared to pre-industrial society, and certainly no more than 2°C warming, likely requires the elimination of *most* fossil fuel powered car use and the burning of natural gas in Berkeley and the region *within 10 years*.

Action Calendar – Old Business

26. **goBerkeley Residential Shared Parking Pilot Project Update** *(Continued from November 19, 2019)*
From: City Manager
Recommendation: Receive a presentation providing an update on the Residential Shared Parking Pilot project, and offer any comments to staff on the implementation of the project.
Financial Implications: None
Contact: Phillip Harrington, Public Works, (510) 981-6300
Action: Item 26 held over to January 28, 2019.
- 27a. **Recommendations for Allocation of FY19/20 Measure P Funds** *(Continued from November 19, 2019)*
From: Homeless Services Panel of Experts
Recommendation: Approve recommendations for the allocation of FY19/20 General Funds at least commensurate with resources accrued to date from the passage of Measure P. Refer to the City Manager to produce data regarding the percentage of those transported with County Emergency Mental Health Transport who are homeless, and other sources that could be used to cover this cost.
Financial Implications: See report
Contact: Peter Radu, Commission Secretary, (510) 981-5400

Action Calendar – Old Business

27b. Companion Report: Recommendations for Allocation of FY19/20 Measure P Funds *(Continued from November 19, 2019)*

From: City Manager

Recommendation: The City Manager recommends that Council:

1. Approve the Homeless Services Panel of Experts' recommendation for the allocation of FY20 General Funds (Measure P) in the following investment areas: a. Immediate Street conditions & Hygiene; b. Flexible Housing Subsidies; and c. Infrastructure. For any allocation of "Flexible Housing Subsidies" to families, limit eligibility to those who are imminently at-risk of homelessness, and allow the City Manager to sole-source contracts for the implementation of these subsidies.
2. Refer discussion of the recommendations pertaining to the following areas to the Council Budget & Finance Policy Committee: a. Permanent Housing, b. Shelter & Temporary Accommodations, and c. Supportive Services. The City Manager recommends that the Policy Committee consider the following pertaining to these funding areas: - Allow the "permanent subsidies" allocation to fund tenancy sustaining services, and dedicate 10% of total funding to homeless families. - Allow the "Shelter and temporary accommodations" allocation to fund the creation of new programs (including for new RV parking programs) or maintenance of existing shelter programs funded by HEAP, when that funding is exhausted. - Authorize the City Manager to award any funding for shelter expansion and tenancy sustaining services to agencies that have already responded to the FY20-23 Community Agency Request for Proposals (RFP). - Authorize the City Manager to release one or more RFPs for an RV parking program that would require a non-profit operator and for any supportive services including street medicine, substance abuse treatment or mental health outreach.

Financial Implications: See report

Contact: Kelly Wallace, Housing and Community Services, (510) 981-5400

Recess 10:30 p.m. – 10:36 p.m.

Action: M/S/C (Arreguin/Harrison) to suspend the rules and expend the meeting to 11:45 p.m.

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

Action: M/S/C (Arreguin/Harrison) to suspend the rules and expend the meeting to 12:00 a.m.

Vote: Ayes – Kesarwani, Davila, Bartlett, Harrison, Hahn, Robinson, Arreguin; Noes – None; Abstain – Wengraf, Droste.

Action: M/S/C (Arreguin/Hahn) to call for the previous question.

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

Action Calendar – Old Business

Action: 41 speakers. M/S/C (Hahn/Harrison) to adopt the Mayor's proposal in Supplemental Communications Packet #2 amended to reduce the Safe RV Parking allocation to \$100,000 in FY 2021 and remove the Lifelong Street Medicine allocation to the February AAO process.

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

Action Calendar – New Business

28. Recommendation to Immediately Fund and Implement the Safe Passages Program and Additional Actions to Ensure Emergency Equipment Access to All Parts of the City

From: Disaster and Fire Safety Commission

Recommendation: The recommendation as stated above from the Disaster and Fire Safety Commission (DFSC) to the Council includes the following seven components:

1. Allocate full funding of the Fire Department's Safe Passages Program;
2. Initiate immediate action;
3. Recognize that parking restrictions are necessary on some streets for the health and well-being of Berkeley residents;
4. Establish priorities for enacting parking restrictions;
5. Develop a departmental coordinated team effort;
6. Inform the public; and
7. Document and distribute the extent of the access and egress problem.

Financial Implications: See report

Contact: Keith May, Commission Secretary, (510) 981-3473

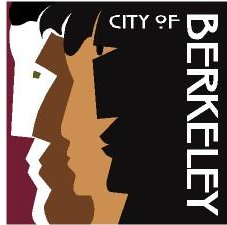
Action: M/S/C (Arreguin/Robinson) to hold over Item 28 to December 10, 2019.

Vote: Ayes – Kesarwani, Davila, Bartlett, Wengraf, Robinson, Arreguin; Noes – None; Abstain – None; Absent – Harrison, Hahn, Droste.

Councilmember Harrison absent 10:17 p.m. – 10:36 p.m.

Councilmember Hahn absent 10:20 p.m. – 10:36 p.m.

Councilmember Droste absent 10:21 p.m. – 10:38 p.m.



Office of the Mayor

SUPPLEMENTAL AGENDA MATERIAL for Supplemental Packet 2

Meeting Date: December 3, 2019

Item Number: 27

Item Description: Recommendations for Allocation of FY 19/20 Measure P Funds

Submitted by: Mayor Jesse Arreguín

This provides a spreadsheet of the Mayor's recommendations of the Measure P funding allocations.

Mayor's Submittal

Investment Area	POE %	\$8.9M 2019 - 2020/21 revenues)	Mayor's Suggested Funding Description January - July 2021 (18 months)	Mayor's Funding Total	Mayor's %
Permanent Housing subsidies and services	30%	\$2,670,000	1. Set aside for Families 15% 2. Permanent Housing Subsidies (begins July 2020 dependent on revenue above \$6M annually proportional w/ target of \$2.5M subsidies @ \$8M/yr revenues)	\$2,500,000	28%
Shelter and Temp Accommodations 1. Expand shelter capacity 2. Invest in improving existing shelter capacity	30%	\$2,670,000	1. Stair Center (existing): \$1,785,000 2. Stair Center Expansion: \$383,000 3. Dorothy Day Shelter: \$ 300,000 4. YSA Tiny Home Village: \$117,000 5. Outdoor Shelter: \$615,000	\$3,200,000	36%
Street & Hygiene 1. Toilets and hygiene stations, including for encampments 2. Lockers and storage units	14%	\$1,246,000	1. Portable toilets carry-over from CM budget: \$30,000 2. Ongoing costs for BDIC storage lockers: \$50,000 3. RV safe parking permit program: \$300,000 4. Veterans Building Daytime Drop In Center: \$249,156	\$629,156	7%
Supportive Services 1. Health care services 2. Employment & income development activities 3. Substance use treatment	14%	\$1,246,000	1. Lifelong Street Medicine: \$706,068 2. Downtown Streets Team: \$225,000 3. DBA 1/2 outreach worker: \$60,000	\$991,068	11%
Flexible Housing Funds Prevention, diversion, and/or rapid resolution support	10%	\$890,000	1. Stair Center Flexible Housing Funds*: \$630,000 2. Stair Center Expansion Flexible Housing Funds: \$322,000	\$952,000	11%
Infrastructure 1. Training 80% 2. Evaluation 20%	2%	\$178,000	Per Panel of Experts recommendation	\$200,000	2%
Total Mayor's Allocation***				\$8,472,224	

Funded by HEAP	Amount	Through
Encampment garbage support & removal	\$679,857	FY 2021
Toilets and handwashing (exisiting)	\$270,000	FY 2021
Dorothy Day Emergency Shelter	\$832,000	Partial 2021
STAIR Operations/Staffing/Flex Funds	\$2,414,298	FY 2020
BDIC locker program	\$50,000	FY 2020
Total	\$4,246,155	

TRANSFER TAX MEASURE P - Mayor's Submittal

Scenario A \$6,000,000 Annual Revenue (increased by 3% per year)

	FY 2019 Actuals	FY 2020 Adopted	FY 2021 Adopted	FY 2022 Planned	FY 2023 Planned	FY 2024 Planned
Revenues						
Beginning Fund Balance		\$2,932,313	\$6,454,731	\$3,239,684	\$209,878	-\$2,846,060
Revenues	2,932,313	6,000,000	6,180,000	6,365,400	6,556,362	6,753,053
Total Revenues and Balance of Funds	2,932,313	8,932,313	13,114,226	11,894,751	10,106,935	8,150,247
LESS: Total Expenses	0	2,477,582	9,395,047	9,395,206	9,612,300	9,836,421
Personnel Costs	0	418,087	432,720	447,865	463,541	479,764
Finance: Accountant II		149,258	154,482	159,889	165,485	171,277
HHCS: Community Services Specialist II (Filled) (1)		172,592	178,633	184,885	191,356	198,053
HHCS: 50% Senior Management Analyst (Requested) (2)		96,237	99,605	103,091	106,700	110,434
Non-Personnel Costs/ Program Expenses	0	2,059,495	8,962,327	8,947,341	9,148,759	9,356,657
Fire: 5150 Response & Transport	0	1,200,000	2,400,000	2,400,000	2,400,000	2,400,000
Safe RV Parking Program (On Street)	0	100,000	200,000	200,000	200,000	200,000
Dorothy Day House Shelter (4)	0	0	300,000	566,000	582,980	600,469
Dorothy Day House Drop In (4)	0	0	21,340	182,000	187,460	193,084
Pathways STAIR Center (5)	0	0	2,415,000	2,499,525	2,587,008	2,677,554
Coordinated Entry System	0	0	1,400,414	1,442,426	1,485,699	1,530,270
BDIC Locker Program	0	0	50,000	50,000	50,000	50,000
Lifelong Street Medicine	0	251,829	454,239	467,866	481,902	496,359
YSA Tiny Homes	0	39,000	78,000	80,340	82,750	85,233
DBA 1/2 Outreach worker	0	20,000	40,000	41,200	42,436	43,709
Downtown Streets Team	0	75,000	150,000	154,500	159,135	163,909
Stair Center Expansion	0		705,000	726,150	747,935	770,373
Outdoor Shelter	0	307,000	615,000	0	0	0
Training and Evaluation	0	66,666	133,334	137,334	141,454	145,698
Fiscal Year Surplus (Shortfall)	2,932,313	3,522,418	-3,215,047	-3,029,806	-3,055,938	-3,083,368
Ending Fund Balance	\$2,932,313	\$6,454,731	\$3,239,684	\$209,878	-\$2,846,060	-\$5,929,428

Revenues increase 3% per year beginning FY 2021/22

Expenses increase 3% per year beginning FY 2021/22

Cost due to Alameda County ceasing funding

TRANSFER TAX MEASURE P - Mayor's submittal

Scenario B \$8,000,000 Annual Revenue (increased by 3% per year)

	FY 2019 Actuals	FY 2020 Adopted	FY 2021 Adopted	FY 2022 Planned	FY 2023 Planned	FY 2024 Planned
Revenues						
Beginning Fund Balance		\$2,932,313	\$8,454,731	\$4,799,684	\$1,316,678	-\$2,206,056
Revenues	2,932,313	8,000,000	8,240,000	8,487,200	8,741,816	9,004,070
Total Revenues and Balance of Funds	2,932,313	8,932,313	13,114,226	11,894,751	10,106,935	8,150,247
LESS: Total Expenses	0	2,477,582	11,895,047	11,970,206	12,264,550	12,568,239
Personnel Costs	0	418,087	432,720	447,865	463,541	479,764
Finance: Accountant II		149,258	154,482	159,889	165,485	171,277
HHCS: Community Services Specialist II (Filled) (1)		172,592	178,633	184,885	191,356	198,053
HHCS: 50% Senior Management Analyst (Requested) (2)		96,237	99,605	103,091	106,700	110,434
Non-Personnel Costs/ Program Expenses	0	2,059,495	11,462,327	11,522,341	11,801,009	12,088,475
Fire: 5150 Response & Transport	0	1,200,000	2,400,000	2,400,000	2,400,000	2,400,000
Safe RV Parking Program (On Street)	0	100,000	200,000	200,000	200,000	200,000
Dorothy Day House Shelter (4)	0	0	300,000	566,000	582,980	600,469
Dorothy Day House Drop In (4)	0	0	21,340	182,000	187,460	193,084
Pathways STAIR Center (5)	0	0	2,415,000	2,499,525	2,587,008	2,677,554
Coordinated Entry System	0	0	1,400,414	1,442,426	1,485,699	1,530,270
BDIC Locker Program	0	0	50,000	50,000	50,000	50,000
Lifelong Street Medicine	0	251,829	454,239	467,866	481,902	496,359
YSA Tiny Homes	0	39,000	78,000	80,340	82,750	85,233
DBA 1/2 Outreach worker	0	20,000	40,000	41,200	42,436	43,709
Downtown Streets Team	0	75,000	150,000	154,500	159,135	163,909
Stair Center Expansion	0	307,000	615,000	726,150	747,935	770,373
	0	0	0	0	0	0
Permanent Housing Subsidies (begin July 2020)	0	0	2,500,000	2,575,000	2,652,250	2,731,818
Training and Evaluation	0	66,666	133,334	137,334	141,454	145,698
Fiscal Year Surplus (Shortfall)	2,932,313	5,522,418	-3,655,047	-3,483,006	-3,522,734	-3,564,168
Ending Fund Balance	\$2,932,313	\$8,454,731	\$4,799,684	\$1,316,678	-\$2,206,056	-\$5,770,224

Revenues increase 3% per year beginning FY 2021/22

Expenses increase 3% per year beginning FY 2021/22

Dependent on revenue above \$6M annually
Proportional w/ target of \$2.5M subsidies @ \$8M/yr revenues

Cost due to Alameda County ceasing funding

Consent Calendar

24. 2019 Housing Trust Fund Request for Proposals Funding Reservations

From: Measure O Bond Oversight Committee

Recommendation: Adopt a Resolution to:

1. Reserve Measure O bond revenues and other available funds for the following proposals at the following levels, for a total reservation of \$36,002,640: a. Satellite Affordable Housing Associates' Blake Apartments development (2527 San Pablo) at \$11,500,000; and b. BRIDGE Housing Corporation's 1740 San Pablo Avenue development at \$7,500,000; and c. Northern California Land Trust's (NCLT) Anti-Displacement Project (2321-2323 10th Street) at \$1,570,640; and d. Resources for Community Development's (RCD) Maudelle Miller Shirek Community (2001 Ashby) at \$15,432,000.
2. Fund the projects in the priority order listed above. If the available funds are insufficient to support all four proposals in full, forward commit funds from the next planned issuance of Measure O funds.
3. Consider funding 2321-2323 10th Street/Anti-Displacement Project (NCLT) using general funds such as those received pursuant to Measure U1.
4. For the NCLT Project at 2321-2323 10th Street: a. Waive the HTF Guidelines requirements listed below to allow funding for this project: i. Threshold for developer experience; and ii. City subsidy limit equal to 40% of total development costs.
b. Condition this new funding on NCLT's demonstrated compliance with the Council-mandated requirements of its 2017 development loan agreement. c. Apply Small Sites Program development and operating budget standards to NCLT's project.
5. Authorize the City Manager to execute all original or amended documents or agreements to effectuate this action.

Financial Implications: See report

Contact: Amy Davidson, Commission Secretary, (510) 981-5400

Action: Adopted Resolution No. 69,231–N.S. amended to add an additional recommendation as written below.

6. After funding the priorities listed above, establish housing for Berkeley Unified School District employees under the Teacher Housing Act of 2016 (Health and Safety Code Section 53570 et seq.) as the first priority for any remaining funding from the next planned issuance of Measure O funds; and the City Council will consider, after review and recommendation from the Measure O Bond Oversight Committee, forward committing funding once the Berkeley Unified School District presents the Measure O Bond Oversight Committee with a proposal with sufficient specificity as to reasonably enable such a forward commitment.

Action Calendar – Continued Business

Da. Public Works Commission Recommendation for the Five-Year Paving Plan

(Continued from December 3, 2019)

From: Public Works Commission

Recommendation: Adopt a resolution that recommends approval of the Five-Year Paving Plan for FY2020 to FY2024 as proposed by Staff and recommends the creation of a Long-Term Paving Master Plan.

Financial Implications: See report.

Contact: Nisha Patel, Commission Secretary, (510) 981-6300

Db. Companion Report: Public Works Commission Recommendation for the Five-Year Street Rehabilitation Plan *(Continued from December 3, 2019)*

From: City Manager

Recommendation: Adopt a Resolution updating the City's Five-Year Street Rehabilitation Plan for FY 2020 to FY 2024 and refer to the City Manager consideration of a Long-Term Paving Master Plan to be started after the completion of the public process of T1 Phase 2. The City Council may consider the information put forth by the Public Works Commission relevant to adoption of the recommended plan.

Financial Implications: See report

Contact: Phillip Harrington, Public Works, (510) 981-6300

Action: Items Da and Db held over to January 21, 2020.

Action Calendar – New Business

30. Urgency Ordinance Amending Accessory Dwelling Unit (ADU) Ordinance to Comply with New State Law and Establish Interim Limits on Development; Amending BMC Chapter 23C.24

From: City Manager

Recommendation: Adopt an Urgency Ordinance amending Berkeley Municipal Code Chapter 23C.24 (Accessory Dwelling Units) to comply with new State law and establish interim limits on ADU development pending further analysis, deliberation and adoption of local regulations, in order to help ensure public safety.

Financial Implications: See report

Contact: Timothy Burroughs, Planning and Development, (510) 981-7400

Action: Moved to Consent Calendar. Adopted Ordinance No. 7,683–N.S.

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.

Information Reports

- 32. City Council Short Term Referral Process – Monthly Update**
From: City Manager
Contact: Mark Numainville, City Clerk, (510) 981-6900
Action: Received and filed.
- 33. Examination of Department Directors Transition Procedures Follow-Up Audit - Status Report**
From: City Manager
Contact: Dave White, City Manager's Office, (510) 981-7000
Action: Received and filed.
- 34. Recommendation Status Reports: Credit Card Audit, Cash Handling, Business License Tax, and Contracts Review Audits**
From: City Manager
Contact: Henry Oyekanmi, Finance, (510) 981-7300
Action: Received and filed.
- 35. Public Health Division Strategic Plan Update**
From: City Manager
Contact: Kelly Wallace, Housing and Community Services, (510) 981-5400
Action: Received and filed.
- 36. Report on Workers' Compensation Annual Program Review FY18-19**
From: City Manager
Contact: LaTanya Bellow, Human Resources, (510) 981-6800
Action: Received and filed.
- 37. goBerkeley Parking Management Program - Recommended Adjustments for February 1, 2020**
From: City Manager
Contact: Phillip Harrington, Public Works, (510) 981-6300
Action: Received and filed.



Health Housing and
Community Services Department
Housing & Community Services Division

2020 Housing Advisory Commission Adopted Meeting Dates

Month	Meeting Day and Date	Time
January	Thursday, 01/09/20	7:00 pm
February	Thursday, 02/06/20	7:00 pm
March	Thursday, 03/05/20	7:00 pm
April	Thursday, 04/02/20	7:00 pm
May	Thursday, 05/07/20	7:00 pm
June	Thursday, 06/04/20	7:00 pm
July	Thursday, 07/09/20	7:00 pm
August	Recess	
September	Thursday, 09/03/20	7:00 pm
October	Thursday, 10/01/20	7:00 pm
November	Thursday, 11/05/20	7:00 pm
December	Recess	

A Vibrant and Healthy Berkeley for All



Department of Health, Housing
& Community Services
Housing & Community Services

MEMORANDUM

To: Housing Advisory Commission

From: Mike Uberti, Community Development Project Coordinator

Date: January 2, 2020

Subject: **Annual Stipend Declaration**

In order to remove economic hardship barriers from public participation, the City Council authorizes payment in lieu of certain expenses to commissioners of all Council-appointed commissions who meet certain household income criteria. Subcommittees of commissions designated by the advisory body and not by Council appointment are not eligible for reimbursement expenses.

Commissioners must file with the secretary an Annual Declaration form (Appendix G in the Commissioner's Manual) annually prior to May 31 in order to establish or maintain eligibility. The form is attached for your reference.

Eligibility criteria for stipend and reimbursement:

- Persons eligible to receive reimbursement in lieu of expenses are those commission members whose annual family income reported individually or as filed jointly for federal income tax purposes is below \$20,000 per year.
- File the Annual Declaration form with secretary prior to May 31 of each year.

An eligible commissioner is authorized to receive:

- \$40 for each official meeting attended, not to exceed four meetings each month.
- Reimbursement for actual childcare expenses incurred while he or she attends meetings.
- Reimbursement for actual expenses paid to an attendant to provide care for a dependent elderly person while the commissioner attends meetings.
- Reimbursement for actual expenses incurred for disabled support services necessary to participate fully in commission meetings.

More information on stipends can be found in the Commissioner's Manual. Please contact staff at HAC@cityofberkeley.info if you have questions or would like to apply for a stipend.

A Vibrant and Healthy Berkeley for All



STRATEGIC PLAN COMMISSIONERS' INFO SESSION

Thursday Jan. 16, 6:30-8 pm

2180 Milvia St, 1st floor

RSVP appreciated

mmcdonough@cityofberkeley.info

HAC PAGE 2

Discuss the many ways in which the work of Commissions reflects and supports Strategic Plan goals and projects.





City Clerk Department

November 18, 2019

To: Members of Berkeley Boards and Commissions

From:  Mark Numainville, City Clerk

Subject: Berkeley Lobbyist Registration Ordinance

On October 2, 2018 the City Council adopted Chapter 2.09 of Berkeley Municipal Code creating a new lobbyist registration system. The effective date of this ordinance is January 1, 2020. As an appointed City official, contacts you have with members of community, agencies, organizations, businesses, etc. may be covered by the ordinance.

To be clear, your service as a commissioner does not itself create any obligation or requirement for you under the ordinance. Rather, as an appointed City official, you may on the receiving end of covered lobbying activities.

The requirement to register applies broadly. The definition of a “Local Government Lobbyist” includes any individual who is paid specifically to communicate with any elected or appointed City official or employee for the purpose of influencing any proposed or pending governmental action of the City; or any person whose duties as a salaried employee, officer or director of any corporation, organization or association include communication with any elected or appointed City official or City employee, for the purpose of influencing any proposed or pending governmental action of the City. See Section 2.09.050.M for the complete definition. There are also may exceptions and caveats to the requirements of the ordinance.

Once registered, a Local Government Lobbyist must file quarterly disclosures with the City (or annual disclosures if the lobbyist is a sole proprietorship or works for a lobbying firm with four or fewer employees). Your name and the subject of the lobbying activity may appear in these disclosures if you were lobbied on a proposed or pending governmental action. The lobbying disclosure forms are public documents and will be posted on the City’s website.

The attached ordinance and Lobbyist Registration Manual provides additional background on the registration, disclosure, and activity requirements and regulations.

<https://www.cityofberkeley.info/uploadedFiles/Clerk/Lobbyist%20Full%20Manual%20for%20Upload.pdf>

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

Uberti, Mike

From: Cary R Sweeney <cary.sweeney@berkeley.edu>
Sent: Friday, November 08, 2019 2:44 PM
To: Tracy Powell; Sheila Womack; Steve Lustig; Susanne Stadler; Zach Gamlieli, BSC President; Katelyn Sadler; Bustamante, Tanya; Stephen Sutton; James Treggiari; Joann Sullivan; Christine Olsen; Graduatestudenthousing Departmental; Homeinfo Departmental; AddieRose Mayer; Barbara Lipson; Sima Savdharia; Ruben Lizardo; Jen Loy
Cc: Andy Gaines; Melissa Beidler; Rachel Bell; Greene, Elizabeth; Uberti, Mike; Laila T DeBerry; Byrnes, Michele; Angelica STACY; Kris Thornton; David Robinson; Marian Wolfe; Housing Advisory Commission; Leona Chen; Kiyoko Thomas; Rebecca (Becky) White; Felicia Mello; Andrew E. SCHARLACH
Subject: Berkeley Home Match Update
Attachments: BHM-Year1Report.pdf

Dear Berkeley Home Match Partner,

I hope this email finds you well. I'm excited to share with you the year 1 report for the Berkeley Home Match Pilot. Please see attached.

The report summarizes findings from the pilot and provides recommendations for next steps to scale up the program. Please let me know what opportunities you see for us to partner with you on next steps. I look forward to share what we've learned and get your input and ideas. It's been an incredible journey partnering with Ashby Village, Covia, and all of the Community Partners of this initiative.

I will be out of the office for the next 3 weeks for vacation, but ask that you please reach out to Rachel Bell, recently hired as Program Manager for the program (rachelkb@berkeley.edu), if you have any questions and/or would like to set up a time to meet in December.

Look forward to hearing from you.

Best,
Cary

--
Cary Sweeney, MS, Director
UC Berkeley Retirement Center
101 University Hall, Berkeley, CA 94720-1550
(510) 643-3212

I will be out of the country and away from email Nov. 9 - Dec 1.

Berkeley Home Match

Year 1 Report



Berkeley
UNIVERSITY OF CALIFORNIA

Retirement Center

510-643-8720
homematch@berkeley.edu
homematch.berkeley.edu

Table of Contents

2	Executive Summary
4	The Challenge
6	Berkeley Home Match Program Outline
8	How We Got Here
9	Pilot Findings
12	What Makes Berkeley Home Match Unique
13	Next Steps: Pilot to Full Scale Program
14	Acknowledgements

November 8, 2019

Executive Summary

The high cost of living in Berkeley is a crisis for the whole community – from UC students struggling to find affordable housing to campus departments hoping to recruit top scholars to local retirees hoping in age in place. Berkeley Home Match helps address these challenges by connecting UC Berkeley students with local UC retirees with spare room in their homes. Our goal is to create a community where students and retirees thrive together in affordable housing and generations work together to solve pressing challenges.

With a small seed investment, Berkeley Home Match, in seven months, has created 10 affordable home matches between students and retirees. Students paid about 45% below the average for a room in a Berkeley home, while homeowners passively earned almost \$1,000 per month on average.

Berkeley Home Match's goal, with more robust funding, is to provide 100 affordable housing units annually to UC Berkeley graduate students, postdoctoral scholars, and visiting scholars while supporting UC retirees who want to age in place. The program's efficient use of resources to meet a critical campus need warrants this additional funding consideration. With additional investment, we would be able to:

- Bolster the educational components of the program with additional workshops and a peer-support network
- Streamline program administration with an efficient database
- Expand our partner network
- Increase our capacity to facilitate the home sharing process
- Generate a replicable model for other UC campuses to follow

The following report summarizes the need for Berkeley Home Match, shares findings from the one-year pilot, and recommends next steps for scaling up the program.



“I remember how it was when I was in school – money was tight – and I feel so good being able to share what I have with a very deserving student.”

- Homeowner

The Challenge

Ten percent of UC Berkeley undergraduate students, graduate students and postdoctoral scholars who were surveyed (2017) reported that they have experienced homelessness while attending the university¹. Graduate students report higher rates (15%), as do postdoctoral scholars (20%). Students report couch surfing, using short-term rentals like motels or AirBnB, sleeping in their vehicle and even, in rare cases, on the street or in a park.

A key challenge is the cost of housing. PBS NewsHour recently reported that between 1989 and 2017, the cost of rooms on and off campus rose by more than 82 percent at four-year universities across the country². UC Berkeley provides fewer beds per student than any other UC campus and charges more than any other public university in California: \$17,549 a year for room and board, on average. Meanwhile, average costs in the off-campus rental market range from \$2,300 a month for a one-bedroom apartment to \$1,240 for a room in a shared apartment⁴. Of the 11,655 graduate students enrolled, 10,000 are left searching for housing off campus due to long waiting lists for University-provided housing.

At the same time there is a rapidly growing aging population in Berkeley. Most adults age 60+ desire to age in their home and community. But, a recent community survey in Berkeley revealed concerns about housing affordability, the ability to stay in their home, home maintenance, and having enough income⁵. Financial stability is a key factor in older people's ability to continue living at home.

Initial results from our pilot reveal promising evidence that connecting students with retirees rapidly opens affordable housing units while also meaningfully increasing retirees' income. Students paid about 45% below the average cost for a room in a Berkeley home, while homeowners passively earned almost \$1,000 per month on average. Additionally, the program's built-in reciprocity fostered the development of intergenerational relationships. Participants in the pilot indicated a strong interest in supporting each other. When asked what influenced them to apply, participants rated wanting to "help" at the same rate, or nearly the same rate, as "income" and "rent prices."

For homeowners, Berkeley Home Match can transform an extra bedroom into a financial asset and offer a valuable way for retirees to give back to their UC Berkeley community. For students, especially those new to the area, living with a retiree can be an excellent opportunity to learn about and become more deeply connected with the City of Berkeley community.

Berkeley Home Match Program Outline

The goal of the Berkeley Home Match program is to provide 100 affordable housing units annually to UCB graduate students, postdoctoral scholars, and visiting scholars while supporting UC retirees who are planning to age in place. Key components of the Berkeley Home Match model include an education program with group and one-on-one information sessions, background checks, a resource packet, and regular check-ins.

Education Program

Our group and one-on-one information sessions help homeowners learn about home sharing and the matching process. Resources include interview tips, tools to explore lifestyle compatibility, a lease template, and more. Participants are provided with resources for addressing conflicts and with a referral to SEEDS Community Resolution Center, if necessary.

Facilitated Process

As facilitators, the Berkeley Home Match team connects homeowners and home seekers with potential matches while encouraging affordable rent. We make this process as easy as possible for applicants by coordinating background checks, creating and sharing profiles of UC Berkeley students and retirees with relevant information such as the home location, photos, and participant bios. Additionally, students are provided with renter's insurance.

Support Network

A Berkeley Home Match team member meets one-on-one with homeowners and checks in with matched participants regularly to make sure the arrangement is working out. Potential and current participants attend info sessions to share best practices.



"[I]t's been a pleasure getting the chance to know each other as well as a real benefit to me in having an incredibly knowledgeable first-hand resource when it comes to exploring and getting to know Berkeley and the Bay Area."

- Home Seeker



"The most important thing in the home share program is to really understand the type of person you want to have in your home. [He] picked us out, but we picked him as well. It is a perfect match."

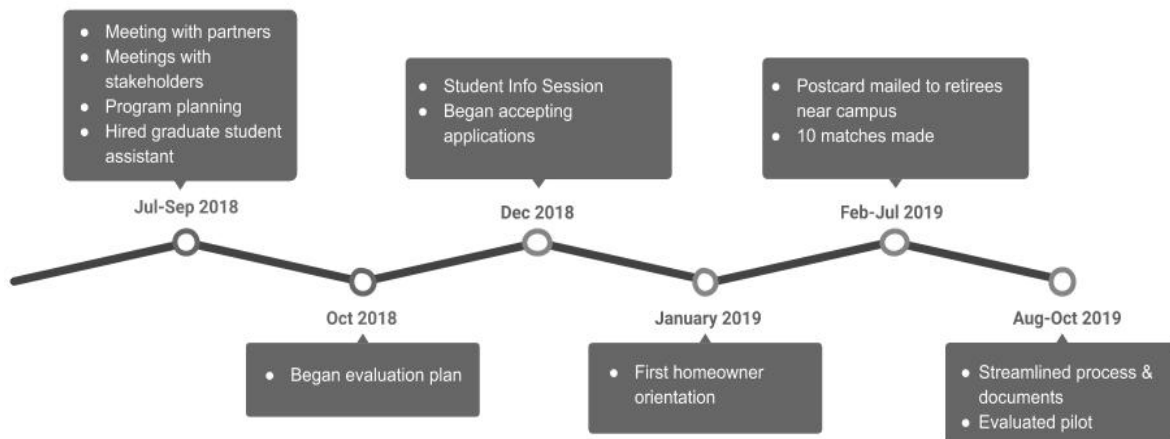
- Homeowner

How We Got Here

Funding

In July 2018, the UCB Retirement Center and Ashby Village received a small seed grant from the Chancellor's Community Partnership Fund with matching funds from Covia.

Timeline



Partnerships

Community partners provided consultation related to their expertise:

- Covia provided their home sharing program documentation
- Ashby Village serves as fiscal sponsor and opened the program to their members
- Age-Friendly Berkeley Initiatives provided connections to their network
- SEEDS Community Resolution Center developed an interview and conflict resolution guide
- The Transition Network (TTN) HOME designed and led workshops for homeowners
- The City of Berkeley Rent Stabilization Board and Rental Housing Safety Department staff explained local rental laws
- UC Berkeley Campus Counsel and Office of Risk Management provided guidance and consultation on the agreements, along with templates to assess risk
- The Cal Housing Assignment Office shared housing data
- Legal Assistance for Seniors reviewed processes and documents to assess risk
- See page 14 for a full list of partners.



“Just getting to know [him] was such a good experience. I looked at him as I would one of my grandsons. He was as diligent, hard-working, earnest, and straight-forward a person as I could imagine.”

- Homeowner

Pilot Findings

As the first home matching program of its kind on campus, we started with a small goal of six matches, but we exceeded this by making 10. Matched homes tended to be close to campus with the average just over two miles away. Home seekers are paying an average of \$990 per month, which is approximately 45% below market rate for a room in a shared home in Berkeley⁴. With that average rental price, homeowners have the potential to earn an average of \$11,880 per year, which supports their effort to age in place.

During the first-year pilot, we received 135 applications and hundreds of inquiries. Graduate students, postdoctoral scholars, and visiting scholars applied from 30 different departments, indicating the wide appeal of the program.

Applicants of the pilot were asked to rate several factors that influenced their decision to participate using a 7-point scale (1="Not Influential", 7="Very Influential"). On average, homeowners rated "helping a student" 5.2, "income" 5.2, and "companionship" 3.6, while home seekers rated "helping an older adult" 5.03, "rent price" 6.1, and "companionship" 4.76. Additionally, when homeowners who attended an orientation event were asked to list their hopes for participating, the most common category identified was "Companionship/Friendship." These results indicate that there is not only interest in home sharing among Berkeley students and retirees, but this interest is motivated by more than financial need alone.

Further research is needed to understand how this program can support the development of intergenerational relationships. However, the data above and anecdotal feedback from several matches indicates there is some potential. Matches who were interested in spending time with one another from the beginning have reported eating meals together regularly, attending neighborhood events or religious services, watching sports, and discussing shared professional interests.

Managing this home sharing program was an extremely efficient use of resources when compared to other means of adding affordable housing units to the market. We provided affordable housing for 23 participants (homeowners, home seekers, and their partners), while it can cost hundreds of thousands of dollars to build one affordable apartment unit.

Pilot Findings

A large pool of interested participants is needed to make successful matches, demonstrating the importance of the Retirement Center’s pre-existing network and the need for investment in marketing.

Email exchanges

2,217



Program Applications

24

Homeowners

62

Home Seekers



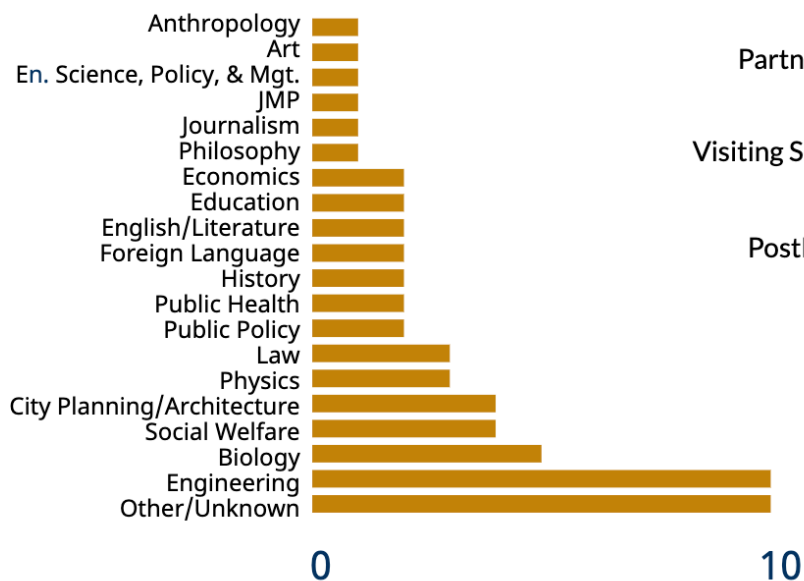
Matches

10

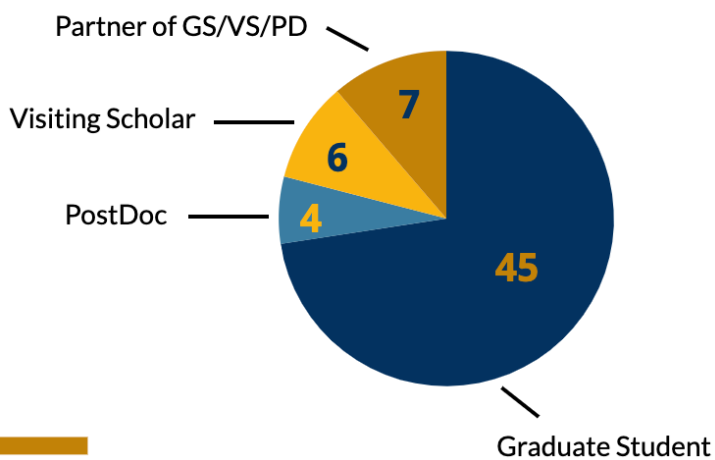


Graduate students, postdocs, and visiting scholars from 30 departments applied to the program during the pilot, showing the wide appeal and need for home sharing.

Departments



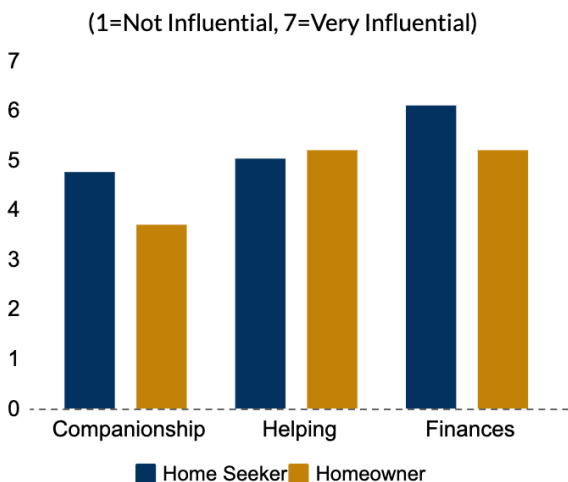
Affiliation



Pilot Findings

Program applicants are looking for more than financial gain, but both parties do gain financially from home sharing. This mutually beneficial exchange can be the basis for the development of meaningful intergenerational relationships.

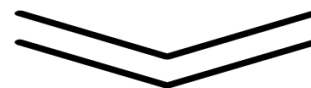
Influencing Factors on Decision to Apply to BHM



Average Rent in Berkeley*

*Based on data collected by the UCB Housing Office

- \$2,332** 1BR apartment
- \$1,769** Room in 2BR house
- \$1,241** Room in apartment
- \$990** Berkeley Home Match

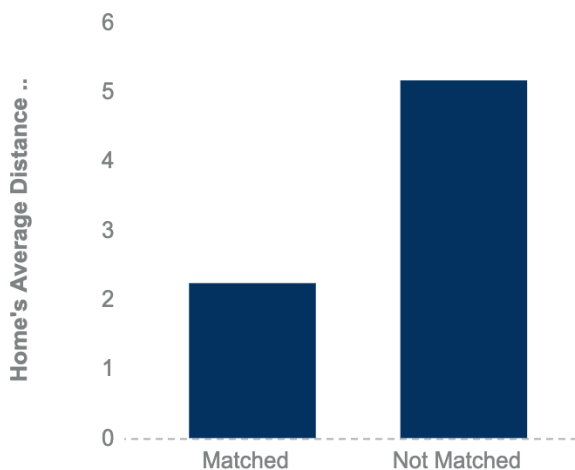


Potential Homeowner Income

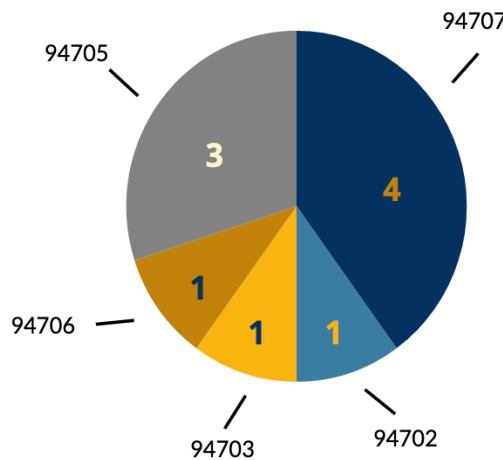
\$990 x 12 = \$11,880

Location turned out to be a critical factor for home seekers and homes that were further away from campus often were not selected because of concerns for commuting convenience.

Distance From Campus for Matched Homes vs. Unmatched



Matched Homes' Zip Codes





“Everything is going really well. We did a good job of going through the [Compatibility Discussion Guide] which gave us a chance to ask each other lots of questions and imagine what it would be like to live with someone that isn’t a family member.”

- Home Seeker

Why Berkeley Home Match Is Unique

The strengths of Berkeley Home Match is the program's ability to:

- Open affordable housing units very quickly and efficiently while supporting university retirees' incomes
- Connect to a pre-existing network of local homeowners through the UC Berkeley Retirement Center
- Provide an outlet for UC Berkeley retirees who want to help students or do something about the housing shortage
- Educate, support, and create a community for retirees interested in renting space in their home

Berkeley Home Match brings generations together to support one another with a mutually beneficial housing solution that has the additional benefit of fostering intergenerational relationships.

While it is critical that the City of Berkeley and the university expand their affordable housing options, that process will take a significant amount of time and money. However, with a tiny fraction of the funding and time needed to build new housing, Berkeley Home Match can open affordable housing units by simply educating homeowners and facilitating matches.

While it is possible to find a home share using Cal Rentals or Craigslist, it requires homeowners to do their own background check, develop their own lease, and learn about rental best practices on their own. Additionally, students would need to pay for their own renter's insurance, navigate interviews on their own, and likely struggle to find anything that is below market rate.

Berkeley Home Match lowers the barriers to home sharing and increases the likelihood that participants will have a positive experience.

Next Steps: Pilot To Full Scale Program

Bolstering educational components

Our information sessions are key to recruiting new homeowners. We currently offer one homeowner information session each year, but we would like to have these more frequently. We would also like to recruit more retiree volunteer coaches to explain the process and act as a resource for homeowners throughout the application process. Ideally, some of these volunteers could be past program participants. For students, we want to create a more robust guide on rental housing safety and best practices so students are informed as they navigate all of their options. Even if they don't choose to participate in our program, we hope to be a resource for students during their housing search.

Streamlining administration

As our program grows, it will become more difficult and more important to manage participant data efficiently. We hope to find funding that will help us build better infrastructure for tracking participants. The Retirement Center uses a Salesforce database to manage events and operations, so building on that system makes the most sense.

Expanding our partnership network

The development of this program was only possible because of our many organizational partners. As we move forward, we would like to strengthen these partnerships and find other organizations on campus or in the community that we can work with to continue to improve our program. For example, there are several other organizations running or developing home sharing programs around the Bay Area.

Adding affordable housing units in Berkeley

We aim to provide 100 affordable housing units in Berkeley annually. This will mean educating more retirees about the benefits of home sharing, including how it can fit into the continuum of long-term care planning options, cultivating new relationships with homeowners, and demonstrating the value of our program. This goal will also require additional marketing and work with the media.

Expanding to the rest of the UC system

After another year of piloting, we plan to fine tune our home sharing model so it can be expanded to the entire UC system. Other UC campuses have Retirement Centers, so there is a ready network for expansion. Some UC campuses, such as UCLA, UCSF, and UC Santa Cruz have expensive housing markets like Berkeley that could benefit from a home sharing option.

Acknowledgements

A special thanks to the Chancellor's Community Partnership Fund and Covia for funding this pilot, Ashby Village for serving as our primary community partner and fiscal sponsor, and to our partners for their support:

- Age-Friendly Berkeley Initiatives
- At Home With Growing Older
- Berkeley Student Cooperative
- Cal Housing Assignment Office
- City of Berkeley Health, Housing & Community Services Department
- Legal Assistance for Seniors
- The Berkeley Accessory Dwelling Unit (ADU) Task Force
- The Transition Network (TTN) HOME
- UC Berkeley Division of Student Affairs
- SEEDS Community Resolution Center
- The City of Berkeley Rent Stabilization Board
- The City of Berkeley Rental Housing Safety Department
- UC Berkeley Campus Counsel
- UC Berkeley Office of Risk Management

Berkeley Home Match pilot team:

Cary Sweeney, UC Berkeley Retirement Center, Director

Andy Gaines, Ashby Village, Executive Director

Rachel Bell, UC Berkeley Retirement Center, Program Manager

Melissa Beidler, UC Berkeley Retirement Center & Ashby Village, Volunteer

Report designed by Rachel Bell

References

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6. Danigelis, N. L., & Fengler, A. P. (1990). Homesharing: How social exchange helps elders live at home. *The Gerontologist*, 30(2), 162-170.

UC Berkeley Retirement Center
101 University Hall
Berkeley, CA 94720
510-643-8720

homematch@berkeley.edu
homematch.berkeley.edu

Uberti, Mike

From: Housing Advisory Commission
Sent: Friday, November 08, 2019 10:40 AM
Subject: FW: BERKELEY RISING-Questions
Attachments: BERKELEY RISING-Questions.docx

Dear Commissioners,

Please find correspondence below addressed to the Housing Advisory Commission.

Best,

Mike Uberti
Community Development Project Coordinator
City of Berkeley Health, Housing & Community Services Department
2180 Milvia Street, 2nd Floor, Berkeley CA 94704
510.981.5114
muberti@cityofberkeley.info

From: Sharon Siskin [mailto:sharonsiskin@att.net]
Sent: Thursday, November 07, 2019 1:13 PM
To: Housing Advisory Commission <HAC@cityofberkeley.info>
Subject: BERKELEY RISING-Questions

Dear Health, Housing & Community Services Department,

I was recently awarded a Berkeley Civic Arts Grant for a project that I am inviting you to participate in with me. Since this project focuses directly on the City of Berkeley I would be most grateful if you were willing to answer a few questions, because your answers will help to drive the content of this project. There is a short description of the project, below, an image that contains 9 questions that I am inviting you to consider, and a Word Document that makes it very easy to take the 5 minutes to answer these questions. Thank you in advance for your time in reading this message, and your consideration to support BERKELEY RISING by participating.

Warmly,

Sharon Siskin, Berkeley

Artist

unct Professor, Department of Art & Cultural Studies, Berkeley City College & Laney
College

Adj

Faculty Advisor, MFA-IA Program, Goddard College, Port Townsend, WA

BERKELEY RISING is a community-engaged, social practice, public art project that addresses issues related to climate change as they affect people who live, study or work in the City of Berkeley. This project involves research in the form of small, intimate, community-engaged conversations about the effects of climate change on the lives of people here in Berkeley. These interactions will be made visible in the form of regional/city maps that bear traces of those conversations, seen as transcribed texts that are burnt into the papers that contain these maps.

RISING is a project I have been working on in my studio for some time. It has been focused on the global effects of climate change. Inspired by the 1987 Names Project Quilt—a personal response to the AIDS pandemic—RISING is my own personal imperative to speak the names and remember what may be lost globally, due to rising temperatures and the resulting rising waters. RISING has taken the form of a 98-page re-purposed world atlas bearing the names of low-lying island nations that I have burned into the maps, where these nations now exist. It has taken the form of large-scale maps and map fragments where I have used a similar process of burning texts. RISING has also taken the form of reportage of the stories of the rising up of 5% of the world’s population within AOSIS (Alliance of Small Island States), which is a coalition of islands and low-lying coastal countries sharing their concerns about the environment (with anyone in the world who cares to know) and their vulnerability to the effects of global climate change. Their press releases have become texts that I have burnt into found world maps.

I am interested in making work that makes me remember; that memorializes; and most importantly, that makes visible the stories of people who have been raising their voices, building global alliances and taking direct action in the face global of unprecedented crisis. For me, BERKELEY RISING is the obvious next step in this ongoing project—to get regional, local, hyper-local, and deeply personal—to learn about the effects on my city government, my West Berkeley community, my 9th Street neighbors, my Berkeley-based friends, my students and colleagues at Berkeley City College, my own family and me. I plan to display and exhibit the results of BERKELEY RISING in venues throughout Berkeley by the end of 2020.

BERKELEY RISING

An Arts Research Project Investigating
Ecological Grief in Berkeley, California

Through intimate dialog about the effects of manmade climate change
and other Anthropocenic events on our daily life and work

QUESTIONS:

1. Have you seen or experienced changes in the climate here in Berkeley?
2. If so, please describe what you have seen or experienced.
3. Have you thought about changes in the climate globally?
4. If so, please describe some of those thoughts.
5. How do you feel about what you know now about global climate change?
6. What are your thoughts about the affects of climate change in Berkeley?
7. How do you feel about those thoughts as they relate to your life or work in Berkeley?
8. What actions have you taken in response to what you know about climate change?
9. Are there other thoughts that you would like to add to a public dialog about climate change?

That was my original email from last month. Then, I followed up with this email, for people who have responded with questions:

Whenever you can find the time I would love for you participate, by following those 9 prompts contained in the image in my original message. Simply answer the questions as honestly and succinctly as possible in an email. For example, a social activist filmmaker friend wrote back to me: "I am not that sensitive to climate change but this could help me tune in", which is a perfect honest answer to #1. She could then skip down to #3. The whole thing should take only a few minutes. (I am painstakingly burning transcribed texts into maps of Berkeley. So, an economy of words is excellent.) This is a one-year project, but the first part of my timeline is in gathering responses to my questions. I'd love to get short responses over the next few weeks, if possible. I hope to get into my studio with lots of material to work with, gathered from responses to this email, soon.

I asked Berkeley Mayor Jesse Arceguin to participate after meeting him at the Solano Stroll. He graciously agreed to participate, and I sent him a similar email. Soon I plan to do this in person, on the streets of Berkeley (mostly talking to strangers, my West Berkeley neighbors and homeless folks), and in City of Berkeley offices. I am also attaching the questions as a Word Document, which seemed helpful for another friend who asked me if I had the questions in that form.