



## Kriss Worthington

Councilmember, City of Berkeley District 7  
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### CONSENT CALENDAR

November 10, 2009

To: Honorable Mayor and Members of the City Council  
From: Councilmember Kriss Worthington  
Councilmember Jesse Arreguin  
Councilmember Gordon Wozniak

Subject: Supporting Rochdale Village Lease Renewal on Existing Terms

#### RECOMMENDATION:

Send a letter requesting that the University of California renew the ground lease of Rochdale Village for an additional thirty years on the existing conditions of the lease.

#### BACKGROUND:

Rochdale Village plays a critical role in supplying low-cost apartment housing for an ethnically and economically diverse group of UC Berkeley students. Rochdale is a cooperative housing community located at 2424 Haste Street, consisting of 97 apartments occupied by 259 UC Berkeley students who are members of the Berkeley Student Cooperative (BSC). Nearly 80% of the 259 current residents of Rochdale Village participate in the University's Educational Opportunity Program (EOPS).

At the end of the Spring Semester of 2010, the ground lease between the UC Regents and the BSC will end. The BSC relied on the University's statement of intent to renew the lease and borrowed \$20 million to seismically retrofit its 20 student housing properties. The BSC has invested many millions in maintaining and improving Rochdale Village by installing energy saving improvements, such as an extensive array of solar panels and high efficiency furnaces and water heaters, as well as significant disability access improvements.

#### FINANCIAL IMPLICATIONS:

None.

#### CONTACT PERSON:

Councilmember Kriss Worthington 981-7170

Attachment: Rochdale Letter

Dear Regents of the University of California,

On behalf of the City of Berkeley, we respectfully request that you renew the ground lease for the Rochdale Village property for an additional thirty years on the existing conditions of the current lease (\$1/year). As the single largest property in the Berkeley Student Cooperative (BSC) system, Rochdale Village has historically provided much-needed affordable housing to low-income and very low-income students. One of the most ethnically and economically diverse student housing cooperatives, Rochdale Village also attracts many disabled students, who receive priority access to the seven accessible apartments within Rochdale Village.

In 2007, the BSC relied on the University of California's written statement that the UC Regents intended to continue the ground lease of Rochdale Village on substantially the same terms as the existing ground lease. As a result, the BSC borrowed \$20 million in order to renovate Cloyne Court, as well as other BSC student housing cooperatives.

Due to the BSC's large financial investment in structural improvements of its housing cooperatives, the BSC has stated that it is unable to pay more than one dollar per year for the land on which Rochdale Village was built without imposing a drastic increase in member rates. As most of the members of Rochdale Village are low-income students that will likely be most acutely affected by the projected 32% tuition increase, these students cannot afford an increase in member rates.

We, therefore, request that you renew the current ground lease for the Rochdale Village property on the existing terms, so that the BSC may continue providing affordable housing to a diverse student population.