



Housing Advisory Commission

ACTION CALENDAR
January 24, 2017

To: Honorable Mayor and Members of the City Council
 From: Housing Advisory Commission
 Submitted by: Igor Tregub, Acting Chairperson, Housing Advisory Commission
 Subject: Support for Oregon Park Senior Apartments

RECOMMENDATION

Direct staff to work with Oregon Park Senior Apartments to undertake a physical needs assessment and to consider assistance with financing to address any issues identified in the physical needs assessment, and to hold the fines in abeyance in the interim.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

Residents from the Oregon Park Senior Apartments (OPSA) seek the City's assistance for emergency improvements to their facilities. They are requesting a low-interest loan to be repaid promptly.

The OPSA complex is 43 years old and now requires considerable repair. In particular, the sewer, roof and sidewalk must be repaired as soon as possible before recently imposed City fines OPSA and costs for maintenance increase. The HAC identified the performance of a physical needs assessment that would provide City staff with a satisfactory understanding of current needs as the most immediate priority. Following such an assessment City staff could evaluate those needs and make a recommendation such that the City Council would be able to consider financing options to address the repairs.

BACKGROUND

The OPSA is a non-profit 501(c)3. The City approved predevelopment funding for OPSA in 2005 and 2010 but the City and OPSA did not execute a loan either time. In 2014, disputes within the OPSA Board Directors contributed to serious financial problems. The situation devolved into a costly legal dispute that has hampered the OPSA's ability to make funding allocations from its budget to do necessary repairs for the sewer, roof, and sidewalk. With their legal problems now behind them, OPSA seeks to immediately make necessary repairs, but requires financial assistance.

At the November 3, 2016 meeting of the Housing Advisory Commission, the following action was taken:

Action: M/S/C (Wolfe/ Soto-Vigil) to request that City Council direct staff to work with Oregon Park Senior Apartments to undertake a physical needs assessment and to consider assistance with financing to address any issues identified in the physical needs assessment, and to hold the fines in abeyance in the interim.

Vote: Ayes: Abramson, Aguilar-Canabal, Crandall, Darrow, Lee-Egan, Soto-Vigil, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: Berg (excused) and Martinucci (excused).

ENVIRONMENTAL SUSTAINABILITY

There are no environmental implications identified for this recommendation.

RATIONALE FOR RECOMMENDATION

The OPISA's structure, as a cooperatively owned non-profit, makes it more difficult for the organization to secure funding from traditional sources. This facility and its cooperative members are a vital part of the Berkeley community, and an inquiry into the means by which the City may support them would be a low-cost and potentially highly beneficial approach to preserving our scarce affordable housing.

ALTERNATIVE ACTIONS CONSIDERED

None.

CITY MANAGER

See companion report.

CONTACT PERSON

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