



Housing Advisory Commission

ACTION CALENDAR

June 27, 2017

To: Honorable Mayor and Members of the City Council

From: Housing Advisory Commission

Submitted by: Marian Wolfe, Chairperson, Housing Advisory Commission

Subject: Use of U1 Funds for Property Acquisition at 1001, 1007, and 1011 University Avenue and 1925 Ninth Street, Berkeley

RECOMMENDATION

The Housing Advisory Commission recommends that the City Council not use U1 funds to backfill the Workers' Compensation Fund for the acquisition of the properties located at 1001, 1007, and 1011 University Avenue, and 1925 Ninth Street, City of Berkeley.

FISCAL IMPACTS OF RECOMMENDATION

The City of Berkeley will still need to "backfill" the loan from the Workers' Compensation Fund.

CURRENT SITUATION AND ITS EFFECTS

Although there are no legal restraints on how Council allocates Measure U1 revenue, voters were advised to vote for U1 on the grounds that its revenue would be used to increase the supply of affordable housing in Berkeley and protect Berkeley residents from homelessness.

The use of the properties identified above will not in the immediate future prevent homelessness or increase the affordable housing supply. Instead, one building (1007 University Avenue) will continue to be rented out to a Culinary School, possibly through the year 2031, if all lease options are exercised. The second building at 1011 University Avenue will serve as the temporary location in which the City Council will hold meetings until which time that the City replaces the current chambers which are not seismically safe. This will take a minimum of five years and possibly longer. The third building (1001 University Avenue) could be used as a navigation center for homeless individuals and families and also be used as a daytime shelter. These services are provided to those who are already homeless. The fourth parcel at 1925 is a parking lot serving these properties.

At the HAC's May 4, 2017 meeting, the HAC discussed the possible use of U1 funds to purchase the Premier Cru properties. The following vote was taken to send this recommendation to the City Council:

Action: M/S/C (Martinucci/Amezcuca) to recommend to City Council not to use U1 resources for property acquisition of the properties located at 1001, 1007, and 1011 University Avenue, and 1925 Ninth Street, City of Berkeley.

Vote: Ayes: Amezcua, Harr, Johnson, Lord, Martinucci, Slaughter, and Wolfe.
Noes: None. Abstain: None. Absent: Tregub (excused).

BACKGROUND

The HAC acknowledges that a possible use of this property will be to build affordable housing at this location. However, in the interim, staff have indicated that these properties will serve several needs in the City, including providing space for interim uses (temporary City Council Chambers and a navigation center for the homeless). In addition, this property also has investment value.

ENVIRONMENTAL SUSTAINABILITY

The more limited use of U1 funds for this purchase does not impact the environment directly.

RATIONALE FOR RECOMMENDATION

The HAC believes Measure U1 revenue should be used to increase the supply of affordable housing and protect residents of Berkeley from homelessness.

ALTERNATIVE ACTIONS CONSIDERED

The HAC was not informed about alternative actions to identify funds for the property purchase.

CITY MANAGER

See companion report.

CONTACT PERSON

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