To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Kelly Wallace, Interim Director, Health, Housing and Community Services
Subject: Companion Report: Expansion of Adeline Corridor Plan to Include Housing in Private Component for Extremely low-Income Persons

RECOMMENDATION
If Council believes it is needed, refer to the FY20 November budget process the Homeless Commission’s recommendation to hire a consultant for a nexus study to include extremely low-income housing in the Adeline Corridor Plan’s inclusionary housing requirements. A cost estimate will be provided at the time of referral.

FISCAL IMPACTS OF RECOMMENDATION
None at this time.

CURRENT SITUATION AND ITS EFFECTS
This report responds to the Homeless Commission’s September 10, 2019 Action Calendar report, “Expansion of Adeline Corridor Plan to Include Housing in Private Component for Extremely low-Income Persons.” In that report, the Homeless Commission recommends a nexus study to expand the affordability of inclusionary units in the Adeline Corridor Plan through set-asides for extremely low-income persons. They recommend doing so through either hiring a consultant for such a study, or referring such a study to staff.

First, staff want to thank the Homeless Commission for their expansive thinking on ways to expand the stock of housing in Berkeley that is affordable to people experiencing homelessness. Permanently affordable housing is the solution to homelessness, and we appreciate the Commission’s commitment to exploring every possible avenue for achieving this goal.

The Adeline Corridor Plan represents a multi-year process with extensive public input from a broad range of stakeholders. Staff do not have the time nor the necessary expertise to conduct a nexus study of the sort recommended by the Homeless Commission, nor has funding for such a consultant been identified. If Council wishes to proceed with such a nexus study, or include this recommendation as part of a separate Adeline Corridor nexus study, it should refer the hiring of a consultant to the November budget process.
BACKGROUND
On May 29, 2019, staff released a public review draft of the Adeline Corridor Specific Plan. The comment period closed on Friday, July 19, 2019. City staff are in the process of reviewing comments, and multiple City commissions are meeting to discuss and provide input on the plan.

On July 10, 2019, the Homeless Commission voted to recommend as follows:

**Action:** M/S/C Marasovic/ Kealoha-Blake that the Homeless Commission recommends that the City Council identify a means to expand housing within the private housing component of inclusionary housing to include a set-aside for extremely low-income persons. The Commission recommends that that be done either through retaining a consultant to conduct a nexus study to include a set-aside for extremely low-income housing in inclusionary housing, as to the Adeline Corridor, or by staff internally conducting that study so that inclusionary housing, within the Adeline Corridor, can be expanded to include a set-aside for extremely low-income persons.


ENVIRONMENTAL SUSTAINABILITY
There are no identifiable environmental effects nor opportunities associated with the recommendation in this report.

RATIONALE FOR RECOMMENDATION
Staff do not have the time nor the necessary expertise to conduct a nexus study of the sort recommended by the Homeless Commission, nor has funding for such a consultant been identified.

ALTERNATIVE ACTIONS CONSIDERED
Council could take no action on the Homeless Commission’s recommendation, and/or find other ways to expand affordability to homeless persons upon final adoption of the Adeline Corridor Plan.

CONTACT PERSON
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