Agenda + Minutes

2012 Berkeley Way Community Meeting
Date: December 12, 2018
Time: 7pm
Location: North Berkeley Senior Center

1. Welcome and Introduction: Terrie Light with Berkeley Food and Housing Project (<5 min)
   a. Terrie Light to introduce team from BFHP, BRIDGE Housing and City Staff
   b. Thank community for attending and introduce Kate Harrison

2. City Comment: City of Berkeley (5 min)
   a. Kate Harrison, City Council Member
      i. Overall support for project and working with Development Team.
      ii. Here tonight to listen to questions from the community and address any concerns. General questions she had heard from neighbors: How the shelter operates, programing in building, what services are offered to shelter, what happens to shelter during the day time, how will we ensure that the neighborhood isn’t overly impacted by the project?
      iii. Wants to hear about questions and concerns from community and is here to help alleviate those.

3. Project Overview: Terrie Light BFHP (7 min)
   a. History
      i. Who is Berkeley Food and Housing? Describe the years of service in the community, programs, housing and shelter they offer. Has been working with the City of Berkeley for decades.
      ii. Describe the need with in the community for Housing and Replacement Shelter
         1. Need for permanent home for shelter and community meal currently run by BFHP. Large population of homeless population in Berkeley with physical and mental health disabilities, that will be served by the permanent supportive housing and range of services that will be offered in the Hope Center.
         2. BFHP operates coordinated entry system and the housing resource center in Berkeley. Currently working with close to 200 people that are homeless on the streets of Berkley. Aiming to house the highest population of vulnerable people on the street.
   b. History with City RFQ and community input prior to team selection.
      i. Berkeley voters passed measure R the downtown area plan which identifies the 2012 Berkeley Way parking lot as a site for a city sponsored affordable housing development.
ii. 2013 City issues RFQ. Development team of BFHP, BRIDGE and architect Leddy Maytum Stacy (LMS) selected. Since then have been working with the City closely on moving the development forward.

iii. This mixed use project includes permanently affordable housing, transitional housing, temporary housing, community spaces, and supportive services all located in one building.

c. General Program Overview and Population Serving
   i. Terrie Light to discuss Hope Center Community Kitchen, Temporary, and Permanent Supportive Housing
      1. Provided overview of program, services and population.
      2. 44 temporary homeless housing beds, supportive services spaces, administrative office suite, and community kitchen.
      3. 53 units of permanent supportive housing
   ii. Kelly Hollywood, BRIDGE, to discussion BRIDGE Affordable program and population serving
      1. 89 units of affordable housing
      2. On the BRIDGE side, the unit mix includes studios, one, and two bedroom apartments. All units will be restricted to households earning 50-60% of the Area Median Income.
      3. The ground floor will have shared community amenities such as a community room and laundry room, as well as management and services offices and utilities. Services will be provided to residents. There will be service

4. Project Design, Site Plan, Etc – Leddy Maytum Stacy (10 min)
      i. One of the main goals in building a new facility was creating a physical space that is uplifting and inspirational.
      ii. Shows images of the project. Describes Site plan, adjacencies, building entries, integration into the community, materials, and scale of building to relate to residential neighborhood.
      iii. Landscaped yard is provided on the ground floor in the rear yard of the building.
      iv. Open and light design to be welcoming, and bring the communities together. Lots of natural light and natural ventilation.
      v. The common areas are designed to help create opportunities for connection and places for rest and restoration.
      vi. Active street space with ground floor uses.
      vii. Different program elements are incorporated into the building on separate floor. Each of the two building components will have separate entrances, property management and services offices, and operate independently.
      viii. Every floor has some form of resident community space whether it be a lounge, a laundry room or a group meeting room. We wanted to make it easy for our
tenants have spaces where they would encounter one another and develop relationships with one another.

5. **Shelter Operations Program** – BFHP (10 min)
   a. Terrie Light to discuss daily operations and program
      i. BFHP will have 24 hour staffing for the HOPE Center. There will be a first floor entrance lobby with a 24/7 desk clerk to greet residents and guests. There will be a Building Services Manager who oversees all the services in this facilitate, with an office will be located on the first floor.
      ii. Safety and security was highly reviewed and thought about in design.
      iii. Medical clinic on first floor.
      iv. Programing designed around the community meal which is served on the first floor.
      v. Build a community where people call home temporarily or permanently.
      vi. There will be 7 day a week resident services coordinator staff with an office on the first floor available for the PSH residents.
      vii. Meeting rooms throughout the building for services, case management, support groups all are available to support the needs of the residents.
      viii. Inter faith chapel located on first floor, part of the holistic care on the first floor of the building.
      ix. The Monday through Saturday kitchen staff will be located on the first floor. In the commercial kitchen, the meal services manager will have an office adjacent to the kitchen. The PSH Property manager will have an office on the first floor.
      x. People coming in for the community meal at 3:30pm daily, will be welcomed into the multipurpose room prior to the meal. There will be no waiting or queuing outside the facility.
      xi. Staff has eyes on the street. Staff are greeting and welcoming visitors. They are interacting with residents daily.
      xii. Shelter opens at 4pm and closes at 8am. Staff move residents into the shelter and meal daily. People in the shelter come and go from the building for daily activities.
      xiii. BFHP staff will work with neighbors and residents on mitigating issues that may arise in the neighborhood when needed. The 24/7 staff are on site to assist with emergencies at all times.
      xiv. 12 veterans are also incorporated into the program. 2 year temporary housing program.
   b. Hit Zoning requirements
      i. Intake procedures, Operate indoors, services, etc.

6. **Project Timing** – BFHP (5 min)
   a. Terrie Light discuss City commitment to the project and additional funding targeted.

7. **Questions Comments** – City of Berkeley, BRIDGE and BFHP (45 min)
a. Public comment and process?
   i. This was a City issued RFQ, and the development team responded to a need with
      in the community for affordable, temperate and supportive housing. There has
      been community input on various scale for close to 10 years.

b. Requirement for Local Hire?
   i. The project will comply with State and Federal Prevailing Wage requirements.
      These wage requirements are a part of the City of Berkeley and County of
      Alameda funding for the project.

c. Operational Costs covered for by City of Berkeley?
   i. The project is primarily privately run and funded. However the temporary shelter
      with include operating support from the City, as is currently does now. Veterans
      programs has operating support federally. Programs and operating costs roll over
      from existing programs. Permanent Supportive programs and operations will be
      funded privately. City will maintain ownership on the land, the ownership entities
      will own the building and operate.

d. Concerned about the homeless population coming to the neighborhood. Worried about
   people with mental issues and spillover of residents. Will staff from the building be
   available to come deal with immediate issues?
   i. Yes, there is staff that will be on site to come talk with the neighbors and
      business owners should there be an incident on the street with a client that
      needs attention.
   ii. Not as many issues at night due to them having a place to go and be at night.

e. Community outreach and notification? Understand need for this type of housing, but
   don’t feel that the immediate community has been consulted about the neighbors needs.
   Don’t like the location. What can we do to commit to keeping people notified?
   i. Sign up for email lists. Will work to cast a larger net for notifying people of
      meetings in the future.

f. Construction Hours?
   i. Typical construction hours as allowable by the City.

g. Excited about project, wonderful idea for a project. As the increase for services is needed
   how with this program and building help to address that?
   i. Building is designed to serve people that are homeless, disabled, and in high
      need Berkeley. This is one of many projects in the network of communities that
      will need to step up to use available funding to build housing that need support.
      Many counties are working with developers to serve similar populations in
      communities.

h. Overall development costs?
   i. Over 100 for Total development costs. Proposed financing includes Conventional
      Private Tax Exempt Construction Loan, City of Berkeley, Alameda County HCD
      (Prop A1), Low income housing tax credits, Affordable Housing Sustainable
      Communities, No Place Like Home.
   i. Where does the operating money come from?
      i. Network of operating subsidies from local and county agencies. Rents and private
         funding also help to offset that.

j. How many permanent staff?
   i. 2-4 staff in BRIDGE side. BFHP side range of staff 5-10 people on site 24/7.

k. Parking on site?
i. No vehicle parking, but both sides of building include large amount of bike parking.

I. How are people prioritized to go into the building?
   i. Prioritize by level of need and those that are in Berkeley. Use coordinated entry system. Describe how residents are supported with in the project to find permanent solutions for housing.

m. Parking in building?
   i. No parking on site. City would not have been able to do project with parking. Center street garage is a new resource for parking. Increased angled parking in street around. Construction of neighboring buildings has impacted neighborhoods. Partnering with local agencies such as AC transit to increase bus frequency in area. No parking permits will be given to residents.

8. Thank you! — City of Berkeley, BRIDGE and BFHP