



Jesse Arreguín
Councilmember, District 4

ACTION CALENDAR
September 10, 2013

To: Honorable Mayor and Members of the City Council

From: Councilmembers Arreguin, Capitelli, Worthington, and Maio

Subject: RFP for Development of Berkeley Way Parking Lot

RECOMMENDATION:

Refer to the City Manager and Housing Advisory Commission (HAC) the development of a Request for Proposals (RFP) for the development of the city-owned Berkeley Way Parking Lot to permit site acquisition and construction of an affordable housing project, specifically a permanently supportive housing development. In addition the City Manager and HAC should consider incorporating the following elements in an RFP:

- A. Incorporating an emergency shelter on the ground floor of the permanently supportive housing project.
- B. Including space on the ground floor of the building for administrative offices, community space and supportive services.
- C. The replacement of all parking spaces to be removed either through underground or on-site parking, or as an alternative “contributions for the construction of public parking at a nearby location” as recommended in 2012 Downtown Area Plan Policy HC-4.2 (b)
- D. In addition to the mandatory Green Building requirement of LEED Gold for all new Downtown buildings, the incorporation of additional sustainability features in the project, including the potential for a zero-net energy building, as recommended by 2012 Downtown Area Plan ES-2.5 (g).
- E. Adequate open space for residents of the building.
- F. Building design that reflects the Buffer designation of the neighborhood and that incorporates set backs and other design features to address scale, compatibility, and solar access.
- G. The timing of other public parking projects and when the Berkeley Way lot would go offline so as to not negatively impact parking supply.

The City Manager should bring back to the City Council its recommendations for an RFP and to seek Council authorization for the issuance of an RFP for the site.

BACKGROUND:

Berkeley General Plan Policy H-18 encourages the use of city-owned sites, including parking lots for affordable housing or mixed-use projects:

“When appropriate and feasible, use City-owned or -controlled sites for affordable housing and/or mixed-use residential projects with a substantial portion of affordable units.”

During the Downtown Area Plan process, the idea of developing the city-owned Berkeley Way Parking Lot for affordable housing, particularly a permanently supportive housing project was suggested. All drafts of the Downtown Plan included policies encouraging the City to develop the lot for affordable housing. The adopted 2012 Downtown Area Plan includes a number of policies relating to development of the Berkeley Way Lot:

Policy E-S 2.5 (g)

The City-owned Berkeley Way parking lot should become a “super-green affordable housing project with zero net energy use (with enough energy generated on-site to cover on-site energy used), while simultaneously avoiding a reduction in off-street parking spaces in the Area

Policy HC-4.2 Affordable Housing & Supportive Services.

Promote the creation of permanent affordable housing with supportive services in downtown, especially for homeless individuals and families. Encourage provision of appropriate supportive services for tenants at all functional levels.

- a) Identify opportunities to expand permanent housing with supportive services in Downtown.
- b) Develop a model “net-zero energy” affordable housing and green demonstration project on the City-owned Berkeley Way parking lot site. Provide a level of underground parking, if feasible, or contributions toward the construction of public parking at a nearby location, with the goal of not reducing the overall number of off-street parking spaces.
- d) Identify sites and long-term funding to support the development and on-going provision of services for new permanent supportive housing to meet the needs of very low-income single individuals.

The recent re-zoning of the area changed the zoning designation of the site to Commercial Downtown Mixed Use (C-DMU) Buffer with a maximum allowable height of 60 feet.

Consistent with General Plan Policy H-18, the City of Berkeley on several occasions (including the development of the Oxford Lot and the Prince Hall Arms site) has decided

that the best use of city-owned property is for affordable housing, to meet the growing demand for low-income housing. In both cases, the City issued an RFP to solicit proposals from developers for affordable housing projects.

Given the scarcity of land to construct new affordable housing Downtown, the Berkeley Way site presents the best opportunity for a dedicated affordable housing project to serve the needs of the homeless in the Downtown area. Given its location a half block away from Shattuck Avenue, its proximity to public transit, and to a variety of social services that serve the homeless, the Berkeley Way site is a prime location for permanently supportive housing.

The most recent Berkeley specific homeless count in 2009 found over 800 homeless people in Berkeley, including 680 chronically homeless individuals. The City provides a variety of social services, but there is a critical need for additional emergency shelter and permanently supportive housing to help people transition out of homelessness.

The proposed vision for the development of the Berkeley Way site would create an innovative housing and services center with permanently supportive housing, along with emergency shelter and supportive services. It would meet a critical need, and help further the City's goals to end homelessness.

The Berkeley City Council on December 15, 2009 endorsed the concept of an integrated service and housing project. This item would direct staff to develop an RFP to further the goals endorsed by the City Council and utilize the city's own assets to create needed housing and services for our growing homeless population.

FINANCIAL IMPLICATIONS:

Unknown. Staff time involved analyzing issues and developing recommendations for HAC and City Council review.

CONTACT PERSON:

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Attachments:

1. December 15, 2009 Council Item endorsing HOPE concept

Kriss Worthington

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CONSENT CALENDAR

December 15, 2009

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

Subject: Endorse Concept of Comprehensive Homeless Service Center: Berkeley HOPE

RECOMMENDATION

Endorse the CONCEPT of a comprehensive specially designed service center unifying the multiple services provided by an interagency coordination of Berkeley Food and Housing Project, Rubicon Services, Lifelong Medical, and Options Recovery.

BACKGROUND

Multiple services have been created at scattered locations throughout the City including: Downtown, Dwight Way, and the Southside. In the past, it was great to get any site for homeless services. Now, we have a chance to provide temporary shelter with multiple services as a gateway to permanent housing, employment and self-sufficiency. This would include, but not be limited to: men's shelter, and administrative offices.

In addition, organizational efficiencies can be obtained to a location specifically designed for better services and administration. Bringing together a permanent housing component with the men shelter is a fundamental tool to ending homelessness. The partnership of multiple service organizations is extraordinary. This visionary project is an exciting opportunity to maximize services to the homeless while increasing efficiencies and economies of scale.

FINANCIAL IMPLICATIONS

Minimal.

CONTACT PERSON

Councilmember Kriss Worthington 510-981-7170

See attachment

Berkeley H.O.P.E

Background

In the mid 1980's the City of Berkeley located the Berkeley Food and Housing Project's (BFHP) rotating men's shelter, "temporarily" into the Vet's Building at 1931 Center Street. After the 1989 Loma Prieta earthquake, the City of Berkeley deemed the building seismically unsafe. Since that time, the City has not been able to commit the necessary funds to retrofit the building. Though it has tried numerous times, it has not been successful in finding any solutions to rectify this critical situation of sheltering poor and homeless men in an unsafe building. In response to this situation, BFHP Board and staff have felt compelled to take the lead in trying to permanently relocate the Men's Shelter Program to a clean and safe new building.

Eighty percent of the homeless in Berkeley are men and the majority of homeless men are **chronically** homeless. Consideration of a new site creates the opportunity to design a new program that would enhance the services provided to men and move them toward permanent housing and self-sufficiency.

In order to move forward, BFHP must secure a building site for new or rehab construction that can house 50-60 men. Our ideal site would have at least 7,500 square feet inside per floor with at least 4 floors. We need space for training rooms, clinic rooms, case workers offices, storage area, kitchen and dining room, lobby area, meeting space and an outdoor area for sitting and gardening and growing our own vegetables. We envision a green building that has much natural light, areas for planting and that uses solar energy for heating and electricity. We believe the site should primarily offer supported housing and co-located multi-services. There is also a need to provide temporary shelter as a gateway to permanent housing, employment and self-sufficiency.

Program Description

BFHP is creating Berkeley HOPE (**H**ousing **O**pportunities **E**xpanded). Our new Men's Housing and Services project will be a multistoried building which will house case management, cooking and dining facilities, men's short term and long term (permanent supportive housing). The program staff will teach men necessary skills to move into their own independent housing while giving them a safe and supportive place to live. Men will be able to gain employment or training opportunities through Rubicon Services, receive mental health or substance abuse services, receive necessary medical or dental care through an integrated services model developed with Lifelong Medical, Rubicon and Options. They will work with BFHP case managers to find suitable housing in the community to meet their personal goals. We envision working with men from a broad spectrum of strengths and needs. Whenever possible we will provide "rapid rehousing services" (a program model which provides move in assistance and short term rental subsidies), helping men find permanent solutions to their homelessness.

If possible, we envision this facility also having a permanent housing component for both men and women. This separate program will house those men and women who need more ongoing daily support, and is in alliance with the Every Home plan to add additional permanent supportive housing in Berkeley.

The delivery of services at the site would be a collaborative activity with participation of key public and nonprofit agencies who would locate outposts in the building so that clients could easily access necessary services and supports in one convenient location. We believe this best practice model of homeless services would become a regional exemplar harnessing the talents of Berkeley agencies, service professional, community volunteers and University researchers to constantly refine and improve the intervention. Through the concern and generosity of city leaders and community members Berkeley will further enhance its role as a regional leader in permanent housing and effective services to help formerly homeless persons lead satisfying, independent, productive lives.

