

Berkeley Homeless
Services Panel of Experts

REGULAR MEETING AGENDA

May 7, 2025, 7:00-9:00 PM

North Berkeley Senior Center, Poppy Room
1901 Hearst Ave., Berkeley, CA 94709

Mayor Ishii:
Carole Marasovic

Rashi Kesarwani:
Vacant

Terry Taplin:
Denah S. Bookstein

Ben Bartlett:
Paul Kealoha-Blake

Igor Tregub:
Mary Ann Meany

Shoshana O'Keefe:
Vacant

Brent Blackaby:
Steven Segal

Cecilia Lunaparra:
Donnell Jones - Chair

Mark Humbert:
Vacant

Josh Jacobs, Homeless Services Coordinator, Homeless Services Panel of Experts
Staff Secretary, jjacobs@berkeleyca.gov, 510.225.8035

All items are for discussion and possible action.

1. Roll Call
2. Reading of the Land Acknowledgment
3. Approval of the Agenda
4. Approval of Minutes from March 5, 2025
5. Public Comment on Non-Agenda Items (*up to 2 min. per speaker to make comments or present questions regarding items not on the agenda. No discussion from the panel is permitted at this time*)

Action Items:

6. Discussion and possible action on adopting the HSPE Bylaws.
7. Discussion and possible action on complaint regarding alleged safety hazards at Insight Housing shelter temporarily located at 4300 San Pablo Ave in Emeryville.
8. Preliminary Discussion on Measure P Funding in the Upcoming Budget Process, including community agency funding allocations; identification of long-term funding commitments and areas of potential flexibility; consideration of alternative billing strategies (e.g., CalAIM); and exploration of possible adjustments to allocations. Discussion and possible action.
9. Discussion on Alternative Sites for Homeless Services Review of the recent Council item on establishing an additional site to address homelessness. Discussion and possible action.

A Vibrant and Healthy Berkeley for All

10. Discussion on Housing Retention Monies and Funding Sources including updates on Berkeley Emergency Housing Vouchers not reauthorized by Congress and identifying potential sources of funding (Measure P, General Fund, Measure U1) for continued tenancy support and collaboration with the Berkeley Housing Authority. Discussion and possible action.
11. Scheduling of Special HSPE Meeting in May 2025 from the following options: Thursday, May 15; Monday, May 19; Wednesday, May 21. Discussion and possible action.
12. Election for HSPE Vice-Chair. Discussion and possible action.

Updates:

13. Public Comment on Agenda Items (*up to 2 minutes per speaker to present concerns or questions regarding items on the agenda. No discussion permitted*)
14. Commissioner Reports (*up to 5 minutes allotted to each commissioner to speak about updates, concerns, projects, questions, or to request items to be added to the next meeting's agenda. No discussion permitted*)
15. Chair Report (*up to 5 minutes for chair to provide general updates and relay communication from city council or other committees*)
16. Adjourn

Attachments:

1. March 5, 2025 Minutes.
2. Land Acknowledgement Statement.
3. FY25 Homeless Services Budget and Funding Streams.
4. List of 2024 Homeless Services Project Proposals.
5. U1 Revenues.
6. Alternative Housing Options for People Experiencing Homelessness.
7. Homeless Services Panel of Experts Draft By-Laws.
8. 2024 HTF RFP Commissions Memo.
9. Adeline Temporary Shelter Complaint.

Correspondence and Notice of Decision Requests:

Deadlines for Receipt:

- A) Supplemental Materials must be received by 5 PM the day before the meeting.
- B) Supplemental Communications must be received no later than noon the day of the meeting.

Procedures for Distribution:

- A) Staff will compile all Supplemental Materials and Supplemental Communications received by the deadlines above into a Supplemental Packet, and will print 15 copies of this packet for the Commission meeting.
- B) For any Supplemental Material or Communication from a Commissioner received after these deadlines, it is the Commissioner's responsibility to ensure that 15 printed copies are available at the meeting. Commissioners will not be reimbursed for any printing or materials expenses.

C) Staff will neither print nor distribute Supplemental Communications or Materials for subcommittee meetings.

Procedures for Consideration:

A) The Commission must make a successful motion to accept and receive all Supplemental Materials and Communications into the record. This includes the Supplemental Packet compiled by staff.

B) Each additional Supplemental Material or Communication received by or before the meeting that is not included in the Supplemental packet (i.e., those items received after the respective deadlines above) must be individually voted upon to be considered by the full Commission.

C) Supplemental Materials subject to a Commission vote that are not accepted by motion of the Commission, or for which there are not at least 15 paper copies (9 for each Commission seat, one for staff records, and 5 for the public) available by the scheduled start of the meeting, may not be considered by the Commission.

***Supplemental Materials** are defined as any items authored by one or more Commissioners, pertaining to an agenda item but available after the agenda and packet for the meeting has been distributed, on which the Commission is asked to take vote at the meeting. This includes any letter to Council, proposed Council report, or other correspondence on behalf of the Commission for which a full vote of the Commission is required.

****Supplemental Communications** are defined as written emails or letters from members of the public or from one or more Commissioners, the intended audience of which is the full Commission. Supplemental Communications cannot be acted upon by the Commission, and they may or may not pertain to agenda items.

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at Health, Housing & Community Services Department located at 2180 Milvia Street, 2nd Floor.

Public Comment Policy:

Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

COMMUNITY ACCESS INFORMATION

ADA Disclaimer "This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the ADA Program Coordinator at 510-981-6418 (V) or 510-981-6347 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting."

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information. The Health, Housing & Community Services Department does not take a position as to the content.



Berkeley Homeless
Services Panel of Experts

MEETING MINUTES

March 5, 2025

1. **Roll Call:** 7:00 PM

Present: Marasovic (absent until 7:09), Jones, Meany, & Bookstein.

Absent: Kealoha-Blake, Segal (Leave of Absence), & Palmatier (Leave of Absence).

Staff: Jacobs.

Council: None.

Public: 2.

2. Reading of the Land Acknowledgement

3. Approval of the Agenda

Action: M/S/C Meany/Bookstein move to approve the agenda as written.

Vote: Ayes: Meany, Jones, & Bookstein.

Noes: None. *Abstain:* None. *Absent:* Marasovic, Kealoha-Blake, Segal (Leave of Absence), & Palmatier (Leave of Absence).

4. Approval of Minutes from February 5, 2025

Action: M/S/C Meany/Jones move to approve the minutes as written.

Vote: Ayes: Meany, Jones, & Bookstein.

Noes: None. *Abstain:* None. *Absent:* Marasovic, Kealoha-Blake, Segal (Leave of Absence), & Palmatier (Leave of Absence).

5. Public Comment on Agenda Items (*up to 2 min. per speaker to make comments or present questions regarding items that will be discussed by the panel later during tonight's meeting. No discussion from the panel is permitted at this time, but concerns presented here can be addressed during discussion of the agenda item*)

- Comments from the public: 1

Action Items:

6. Development of Homeless Services Panel of Experts' bylaws

Discussion; no action taken.

A Vibrant and Healthy Berkeley for All

7. Continuing discussion on identifying sites and planning for site visits in 2025

Discussion; no action taken.

8. Discussion on health care and vaccine access for unsheltered, uninsured or underinsured residents since the sunset of the Bridge Access Program

Discussion; no action taken.

9. Discussion on the existing barriers to expand operational hours for health and social services

Discussion; no action taken.

Updates:

10. Public Comment on Non-Agenda Items *(up to 2 minutes per speaker to present concerns or questions regarding items not on the agenda. No discussion permitted)*

11. Commissioner Reports *(up to 5 minutes allotted to each commissioner to speak about updates, concerns, projects, questions, or to request items to be added to the next meeting's agenda. No discussion permitted)*

12. Chair Report *(up to 5 minutes for chair to provide general updates and relay communication from city council or other committees)*

13. Adjourn

Meeting adjourned at 8:56 PM.

Minutes Approved on: _____

Josh Jacobs, Commission Secretary: _____

Land Acknowledgement Statement

The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.

Provider	Program	FY 2024 Adopted	FY 2025 Adopted	CDBG	CSBG	ESG	Measure P	Measure U1	General Fund	Other Funds
Alameda County Homeless Action Center	SSI Advocacy	\$ 129,539.00	\$ 129,539.00						\$ 109,539.00	\$ 20,000.00
Alameda County Homeless Action Center	Rapid Rehousing for Homeless Elders Project	\$ 68,220.00	\$ -							
Alameda County Housing & Community Development Department	HMIS Support	\$ 6,676.00	\$ 6,676.00			\$ 6,676.00				
Peer Wellness Collective	Daytime Drop-In	\$ 35,721.00	\$ -							
Peer Wellness Collective	Representative Payee Services	\$ 32,016.00	\$ 32,016.00						\$ 32,016.00	
Peer Wellness Collective	Locker Program	\$ 50,000.00	\$ -							
Bay Area Community Services	North County HRC	\$ 2,181,785.00	\$ 2,281,785.00	\$ 418,921.00			\$ 1,235,411.00	\$ 100,000.00	\$ 527,453.00	
Bay Area Community Services	STAIR Pathways	\$ 2,707,867.00	\$ 2,216,210.00			\$ 213,442.00	\$ 2,002,768.00			
Bonita House	Case Management Tied to Permanent Housing	\$ 24,480.00	\$ -							
Building Opportunities for Self Sufficiency	BOSS House Navigation Team	\$ 86,831.00	\$ 86,831.00						\$ 86,831.00	
Building Opportunities for Self Sufficiency	Representative Payee Services	\$ 52,440.00	\$ 52,440.00						\$ 52,440.00	
Building Opportunities for Self Sufficiency	Ursula Sherman Village Families Program	\$ 51,383.00	\$ 51,383.00						\$ 51,383.00	
Building Opportunities for Self Sufficiency	Ursula Sherman Village Singles Shelter	\$ 104,662.00	\$ 104,662.00						\$ 104,662.00	
Building Opportunities for Self Sufficiency	Step Up Housing (1367 University)	\$ 1,133,244.00	\$ -							
HomeBase, the Center for Common Concerns	City of Berkeley EveryOne Home	\$ 23,837.00	\$ 23,837.00						\$ 23,837.00	
Dorothy Day House	Berkeley Emergency Storm Shelter	\$ 350,000.00	\$ 358,750.00				\$ 358,750.00			
Dorothy Day House	Drop In Center	\$ 182,000.00	\$ 206,701.00						\$ 206,701.00	
Dorothy Day House	Dorothy Day House Shelter (Vets Building)	\$ 566,000.00	\$ 580,150.00				\$ 580,150.00			
Dorothy Day House	Horizon	\$ 950,000.00	\$ 950,000.00				\$ 950,000.00			
Dorothy Day House	Inclement Weather Shelter	\$ 290,000.00	\$ 290,000.00						\$ 290,000.00	
Downtown Berkeley Association	Homeless Outreach Worker	\$ 40,000.00	\$ 40,000.00				\$ 40,000.00			
Downtown Berkeley Association	Downtown Streets Team	\$ 225,000.00	\$ 225,000.00				\$ 225,000.00			
Insight Housing	Case Management Tied to Permanent Housing	\$ 100,190.00	\$ 136,946.00						\$ 136,946.00	
Insight Housing	Men's Shelter	\$ 170,502.00	\$ 267,897.00						\$ 170,502.00	\$ 97,395.00
Insight Housing	Hope Center - No Place Like Home (NPLH)	\$ 95,000.00	\$ 95,000.00						\$ 95,000.00	
Insight Housing	Russell Street Supportive Housing Program	\$ 630,000.00	\$ -							
Insight Housing	Women's Shelter	\$ 119,963.00	\$ 521,025.00						\$ 119,963.00	\$ 401,062.00
Insight Housing	Interim Housing/Shelter (Respite)	\$ 88,000.00	\$ 251,794.00						\$ 251,794.00	
Larkin Street Youth Services	Turning Point	\$ 189,255.00	\$ 189,255.00						\$ 189,255.00	
Lifelong Medical Care	Case Management Tied to Permanent Housing	\$ 163,644.00	\$ 163,644.00						\$ 163,644.00	
Lifelong Medical Care	Supportive Housing Program UA Homes	\$ 55,164.00	\$ 102,829.00						\$ 102,829.00	
Lifelong Medical Care	Street Medicine / Trust Clinic	\$ 525,000.00	\$ 525,000.00				\$ 525,000.00			
Lifelong Medical Care	Maudelle Miller Shirek Affordable Housing (NPLH)	\$ -	\$ 61,200.00				\$ 61,200.00			
Options Recovery Services - Detox Services & Day Treatment	Transitional Housing and Case Management	\$ 50,000.00	\$ -							
Telegraph Business Improvement District	Berkeley Host Program	\$ 49,139.00	\$ 49,139.00						\$ 49,139.00	
UC Berkeley	The Suitcase Clinic	\$ 9,828.00	\$ -							
Toolworks, Inc.	Supportive Housing	\$ 47,665.00	\$ -							
The Village of Love	Sacred Rest Drop In Center	\$ 250,000.00	\$ 250,000.00							\$ 250,000.00
Women's Daytime Drop-In Center	Bridget Transitional House Case Management	\$ 118,728.00	\$ 118,728.00						\$ 118,728.00	
Women's Daytime Drop-In Center	Daytime Drop-In Services	\$ 48,153.00	\$ 48,153.00						\$ 48,153.00	
Women's Daytime Drop-In Center	Homeless Case Management - Housing Retention	\$ 100,190.00	\$ 100,190.00						\$ 100,190.00	
Youth Spirit Artworks	TAY Tiny Homes Case Management	\$ 78,000.00	\$ -							
		\$ 12,180,122.00	\$ 10,516,780.00	\$ 418,921.00	\$ -	\$ 220,118.00	\$ 5,978,279.00	\$ 100,000.00	\$ 3,031,005.00	\$ 768,457.00

Agency

Alameda County Homeless Action Center
Alameda County Homeless Action Center
Bay Area Community Services (BACS)
Bay Area Community Services (BACS)
Bonita House Inc.
Bonita House Inc.
Bonita House Inc.
Building Opportunities for Self-Sufficiency
Dorothy Day House, Berkeley
Dorothy Day House
Downtown Streets, Inc. ('Downtown Streets Team')
Eviction Defense Center
Insight Housing
Insight Housing
Insight Housing
Insight Housing
Larkin Street Youth Services
Lifelong Medical Care
Lifelong Medical Care

Pacific Center for Human Growth

Peer Wellness Collective
Peer Wellness Collective
Peer Wellness Collective
Toolworks, Inc.
Womens Daytime Drop-In Center
Womens Daytime Drop-In Center
Womens Daytime Drop-In Center

Womens Daytime Drop-In Center

Program

SSI Advocacy
Mainstream Benefit Enrollment [formerly RRH]
North County HRC / Housing Hub
Pathways STAIR Center
Supported Independent Living (SIL)
Drop-In
Benefits Advocacy
BOSS Housing Navigation Team
BOSS Other Services Representative Payee Program
BOSS Ursula Sherman Village Shelter Program
BOSS Ursula Sherman Village Families Program
Step Up Housing - Tenancy Sustaining Services Dorothy
Day House Drop In Center
Berk Emergency Storm Shelter
Beyond Horizon
Dorothy Day House Shelter
Inclement Weather Shelter
Dorothy Day Workforce Development Program (DDWFD)

Berkeley Downtown Streets Team - Workforce Development

Housing Retention
Insight Housing (BFHP) Shelter Plus Care Services
Womens Shelter (WOS)
Hope Center (Mens Housing Program)
Berkeley COVID-19 Respite Program
Turning Point
Supportive Hsg Program UA Homes (SHP)
COACH / Square One
Ensuring Safe and Stable Housing for LGBTQIA Members of Berkeley
Representative Payee Services
Locker Program
BDIC Drop in Services
Supportive Housing
Bridget Transitional House
Drop-In Services
Homeless Case Management - Housing Retention

WDDC Family Housing Resource Center Coordinated Entry

Transient Occupancy Tax (-\$166,857 less than FY 2024 Actual)

The total net Transient Occupancy Tax (TOT) revenue reported for the first half of FY 2025 totaled \$3,583,976 (after deducting \$665,260 in TOT rebates owed), which was \$166,857 or 4.45% less than the \$3,750,833 (after deducting \$642,939 in TOT rebates owed) received for the same period in 2024. The decline was primarily attributable to the failure of one of the six largest hotels not paying any TOT taxes in any of the six months of the fiscal year.

Short-Term Rentals (-\$25,541 less than FY 2024 Actual)

Short-Term Rentals revenue for the first half of FY 2025 totaled \$661,730, which was \$25,541 or 3.7% less than the \$687,271 received for the same period in FY 2024.

Business License Taxes (-\$254,045 less than FY 2024 Actual)

Business license Taxes (BLT) revenue for the first half of FY 2025 totaled \$1,338,857, which was \$254,045 or 15.9% less than the \$1,592,902 received for the same period in FY 2024.

Although it is too soon to determine if this decrease is due to a decline in growth or due to the timing of the processing of the Business License Tax receipts, as these taxes are not delinquent until March 1st. However, the following is an explanation for the \$254,045 decline in the first half of FY 2025: This year, Staff made a much bigger push for businesses to renew online. As such, it appears that many businesses who used to renew extremely early in December are now planning to renew online later. In other words, rather than reporting and paying taxes in December 2024, businesses are waiting to file in January 2025 and February 2025 to avoid penalties. In addition, in FY 2025, there have been more overall license renewals but the average business license tax went down from \$1,121 in FY 2024 to \$775 in FY 2025.

U1 Revenues (-\$53,444 less than FY 2024 Actual)

U1 revenues for the first half of FY 2025 totaled \$128,163, which was \$53,444 or 29.4% less than the \$181,607 received for the same period in FY 2024.

It is too soon to determine if this decrease is due to a decline in growth or due to the timing of the processing of the U1 receipts, as these taxes are not delinquent until March 1st. However, the push to pay online applied to U1 revenue as well as BLT, and the explanation for the decline in BLT is likely applicable to U1 revenue.

Vehicle In Lieu Taxes (+\$563,088 more than FY 2024 Actual)

Vehicle in Lieu Taxes (VLF) for the first half of FY 2025 totaled \$9,500,999, which was \$563,088 or 6.30% more than the \$8,937,911 received for the same period in FY 2024. This result was consistent with the County's Certification of Assessed Valuation (received in August 2024), which reflects growth of 6.39%. Changes in VLF revenues are based on the growth in assessed values. However, the Adopted Budget reflects growth of 5.50%, so actual Vehicle In Lieu Taxes are expected to be \$159,030 or .89% more than the Adopted Budget amount of \$18,851,257.

Other Taxes (+\$52,468 more than FY 2024 Actual)

Other Taxes (excluding Redemptions-Regular) for the first half of FY 2024 totaled \$1,951,624 which was \$52,468 or 2.76% more than the \$1,899,156 received for the same period in FY 2024. The primary reason for the increase was (1) an increase of \$128,862 in Parking Lot Taxes; (2) a decline of \$153,194 in BLT penalties; (3) an increase of \$32,873 in BLT interest; and, (4) an increase of \$43,827 in Transportation Network Company User Tax (i.e., a tax on ride sharing companies enacted during the height of the COVID-19 pandemic).

Other Revenues in FY 2024 totaled \$6,889,503 which was \$2,154,434 or 23.82% less than the \$9,043,937 received in FY 2023. This decrease of \$2,154,434 was primarily attributable to (1) operating grants of \$1,062,914 received in FY 2023, but not in FY 2024; (2) a total of \$415,872 for work for private parties received in FY 2023 versus \$2,197 received in FY 2024; and (3) an increase of \$687,680 in the premium received on the issuance of the Tax and Revenue Anticipation Notes (TRAN) in FY 2023. The premium paid to the City was not actually revenue; it was a liability that was paid by the purchaser of the City's Notes when the coupon interest rate was higher than the market rate when the Notes were issued. It was appropriately used to offset the interest expense paid by the City on the Notes, rather than being recorded as revenue.

5 YEARS PROJECTED GENERAL FUND REVENUES

	Projected General Fund Revenue						
	FY 2024 Adopted	FY 2024 Actual	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Undesignated Revenues							
Secured Property Taxes	84,725,717	84,850,061	90,271,980	95,236,939	98,570,232	102,020,190	105,590,896
Supplemental Taxes	3,400,000	2,842,273	2,700,000	3,400,000	3,400,000	3,400,000	3,400,000
Unsecured Property Taxes	3,806,995	4,506,444	4,648,038	4,648,038	4,648,038	4,648,038	4,648,038
Property Transfer Taxes	12,500,000	17,549,598	18,000,000	18,900,000	19,845,000	20,837,250	21,879,113
Property Transfer Tax - Measure P	10,189,500	6,272,861	8,199,600	8,609,580	9,040,059	9,492,062	9,966,665
Sales Taxes	19,654,225	18,717,040	18,490,000	19,025,000	19,321,000	19,597,000	19,840,000
Soda Tax	1,147,387	1,101,210	1,147,387	1,147,387	1,147,387	1,147,387	1,147,387
Utility Users Taxes	17,454,320	17,209,441	17,200,000	17,200,000	17,200,000	17,200,000	17,200,000
Transient Occupancy Taxes(TOT)	8,374,588	8,224,852	8,624,591	8,797,083	8,973,024	9,152,485	9,335,535
TOT Rebates		-1,245,529	-1,160,450	-1,195,264	-1,231,122	-1,268,055	-1,306,097
Short-term Rentals	1,400,000	1,475,488	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Business License Taxes	21,560,783	23,755,728	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000
Recreational Cannabis	1,000,000	152,834	160,000	160,000	160,000	160,000	160,000
Measure U1	5,900,000	6,322,118	6,300,000	6,300,000	6,300,000	6,300,000	6,300,000
Vacancy Tax					5,000,000	5,150,000	5,304,500
Other Taxes	3,424,570	5,302,910	5,453,059	5,453,059	5,453,059	5,453,059	5,453,059
Vehicle In Lieu Taxes	17,811,134	17,875,821	19,172,891	20,227,400	20,935,359	21,668,096	22,426,479
Parking Fines - Regular Collections	5,800,000	6,034,375	6,100,000	6,100,000	6,100,000	6,100,000	6,100,000
Parking Fines - Booting Collections	-	-	-	-	-	-	-
Moving Violations	132,600	166,152	132,600	132,600	135,252	137,957	137,957
Ambulance Fees	5,350,779	7,910,668	7,856,365	7,856,365	7,856,365	7,856,365	7,856,365
Interest Income	8,826,211	15,155,999	14,000,000	13,500,000	12,500,000	12,500,000	12,500,000
Franchise Fees	1,720,056	2,008,162	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Other Revenues	7,668,797	6,889,503	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000
Indirect cost reimbursements	6,104,970	6,720,690	6,855,104	6,992,206	7,132,050	7,274,691	7,420,185
Transfers	8,091,924	13,591,924	10,355,777	4,472,621	4,562,074	4,562,074	4,653,315
Total Undesignated Revenues	256,044,556	273,390,623	278,606,941	281,063,013	291,147,777	297,488,599	304,113,397
Designated Revenues							
Prop. Transfer Taxes for capital imp	10,373,786		1,000,000	3,000,000	5,000,000	5,000,000	5,000,000
Total Designated Revenues	10,373,786	0	1,000,000	3,000,000	5,000,000	5,000,000	5,000,000
TOTAL REVENUES AND TRANSFERS	266,418,342	273,390,623	279,606,941	284,063,013	296,147,777	302,488,599	309,113,397

Secured Property Taxes

The collapse in the real estate market during the third and fourth quarters of FY 2023 continued throughout FY 2024 (discussed below in the Property Transfer Tax section), and resulted in a decline in Secured Property Tax revenue growth from 10.8% in FY 2023 to 7.256% in FY 2024. Staff projects growth of 6.39% in FY 2025, growth of 5.5% in FY 2026, and growth for FY 2027 through FY 2029 of 3.5%.

Sales Taxes

This revenue source is back to pre-pandemic levels. However, for FY 2024, Sales Tax revenue totaled \$18,717,040, which was \$477,931 or 2.5% less than the \$19,194,971 received in FY 2023. After the first quarter of FY 2024, the City's Sales Tax Consultant noticed a significant softening of sales in several categories since the FY 2024 Adopted Budget was passed, and the Sales Tax revenue projection was lowered. The \$18,717,040 actual revenue was better than the City's Sales Tax Consultant's revised FY 2024 projection of \$18,540,921. Key FY 2024 Sales Tax Category declines were the following: General Retail was down 7.8%; Food Products was down 1.1%; Transportation was down 15.7%; Construction was down 3.7%; and, Business to Business was down 4.9%.

Sales Tax revenue is projected to decrease 1.2% in FY 2025, increase 2.9% in FY 2026, increase 1.6% in FY 2027, increase 1.4% in FY 2028 and increase 1.2% in FY 2029.

Business License Taxes

Business license Taxes (BLT) revenue in FY 2024 totaled \$23,755,728, which was \$1,901,535 or 8.7% more than the \$21,854,193 received in FY 2023. This increase was due primarily to the following: (1) Staff renewed 13,138 license applications in FY 2024 versus 12,799 in FY 2023; (2) A check at the nine month point of FY 2024 showed the average Business License Tax renewal averaging



REVISED AGENDA MATERIAL

Meeting Date: April 1, 2025

Item Number: 22

Item Description: Alternative Housing Options for People Experiencing Homelessness

Submitted by: Councilmember O'Keefe

Submitting updated version of item for inclusion in agenda packet, with the word "parks" removed from the recommendation.



To: Honorable Mayor and Members of the City Council
From: Councilmember Shoshana O'Keefe (Author), Mayor Adena Ishii,
Councilmembers Brent Blackaby and Cecilia Lunaparra (Co-Sponsors)
Subject: Alternative Housing Options for People Experiencing Homelessness

RECOMMENDATION

Refer to the City Manager a request for staff to identify a list of potential locations of City properties (such as parks, parking lots, buildings, and other sites) and private properties (to be leased or acquired) – for the purpose of establishing alternative housing options including but not limited to indoor/outdoor camping areas, safe RV and car park zones, and/or congregate or non-congregate shelters for people experiencing homelessness based on the model used at Grayson Street.

SUMMARY STATEMENT

Following the clearing of a homeless encampment at Old City Hall in early December 2024, unhoused residents formed a new encampment at Civic Center Park. Many Berkeley High School students, teachers, and parents, City of Berkeley staff, local businesses, Farmers Market vendors and visitors, residents of the encampment and their advocates have urged the City to address concerns related to health hazards and violence in and around the Civic Center Park encampment. While the City shifted focus and resources to address the encampment, successfully rehousing and securing temporary housing for many residents, various other unsanctioned encampments around Berkeley continue to pose similar concerns.

Our City remains committed to supporting our unhoused residents with the dignity, compassion, and respect they deserve while ensuring that public spaces remain equally accessible for all. This is not a mutually exclusive goal and is achievable with the support of critical stakeholders. In 2021, in collaboration with Dorothy Day House and Bayer, the City helped open a transitional shelter where unhoused people reported feeling safe, comfortable, and respected. As expected, the Grayson Street shelter and the safe RV lot closed when the City's lease with REDCO Development LLC expired. Despite its efforts, the City could not immediately identify a viable alternative for the site, but staff took note of the positive effect this indoor camping and safe outdoor parking area had on all Berkeley residents.

Working against larger national and regional trends, the City of Berkeley has significantly reduced unsheltered homelessness by 45%. Despite that, the City continues to struggle to meet the housing and wrap-around service needs of our unhoused residents. While the City continues to pursue long-term, best-practice approaches such as expanding shelter capacity and seeking funding to build more transitional and permanent affordable housing, it's clear

these efforts are not enough. We must look toward supplemental solutions and create opportunities to more expeditiously support the unhoused community, while ensuring our public space is accessible to all.

This item requests that the City Manager identify and compile a list of City- and privately-owned properties to establish housing alternatives such as an indoor/outdoor camping area, safe RV and car parking, and/or congregate or non-congregate shelter for our unhoused residents who want to stay in Berkeley. The purpose is to provide a safe, clean space where unhoused community members can live, access resources, and ultimately transition to permanent housing. Ideally, some of these sites would have capacity to support the relocation of an entire encampment, to preserve an existing supportive community.

BACKGROUND

High cost of living and the lack of affordable housing stock in the United States has led to an increase in unsheltered homelessness and chronic homelessness since 2016. Between January 2023 and January 2024, homelessness in the United States increased by 18% – the largest jump since the Department of Housing and Urban Development began reporting in 2007. Additionally, although underreported, unhoused people are more likely to be victims of violent crime than they are to commit these crimes, often worsening cycles of trauma among the unhoused community and beyond.¹

In 2024, Alameda County saw the first decrease in homelessness in a decade. Between 2022 and 2024, Berkeley saw a 21% overall decrease in homelessness and a 45% decrease in unsheltered homelessness. These decreases at the County and City levels are likely the direct result of massive investments in affordable housing production and our homelessness response system, as made possible by Berkeley residents through their support of Measures O and P – both passed in 2018 with over 77% and 72% approval, respectively. Furthermore, Measure U1 – passed in 2016 with nearly 75% of the vote – has generated millions for affordable housing projects.

In 2017, the Berkeley City Council launched the Pathways Project to address homelessness by providing temporary shelter while working on longer-term solutions. Phase 1 established the STAIR Center, a low-barrier shelter open 24 hours a day and with services such as on-site mental health support, substance use disorder programming, and job training services. Phase 2 introduced the 1,000 Person Plan to ensure shelter or housing for every homeless person in the City.

According to the 1,000 Person Plan Referral Response, to end homelessness for 1,000 people in Berkeley, the City will need up-front investments in targeted homelessness prevention, light-touch housing problem-solving, rapid rehousing, and permanent subsidies, with a cost of \$16-19.5 million upfront and an annual ongoing expense of between roughly \$12-15 million. Staff

¹ Berg, Steve. "The Disturbing Realities of Homelessness and Violence." National Alliance to End Homelessness, January 24, 2022. <https://endhomelessness.org/blog/the-disturbing-realities-of-homelessness-and-violence/>.

concluded that even this level of investment would unlikely end homelessness, but could increase the system’s capacity to support those experiencing long-term and chronic homelessness.²

At the start of 2023, Berkeley had nearly 350 shelter beds, 108 of which were seasonal and open only during the winter months. Over the course of 2023, more than 900 individual people used a shelter bed in Berkeley. As of late 2024 and since the inception of Measures O, P, and U1, more than 650 interim housing beds and permanent housing units have been funded, serving over 2,000 residents. The City also had about 50 transitional housing beds dedicated for specific populations, including transition-aged youth, people with substance use disorders, and veterans. During January and February of 2024, 82% of available shelter beds were occupied each night on average. Non-congregate shelters had higher levels of utilization: 93% of beds in non-congregate shelters were full on average, compared to 79% of beds in congregate shelters.³

In the last several years, Berkeley has passed major zoning reforms, implemented Measure O, and is racing to meet its commitments under the Housing Element, building housing at the fastest rates in decades. Still, on any given night in Alameda County, more than 8,000 people experience homelessness, with 844 of those people residing in Berkeley. 39% of unhoused residents in Berkeley reported that the primary cause of homelessness was related to losing housing, while 33% reported their condition was related to the loss of a job and income, and 21% reported it was due to health-related issues.⁴

Despite unprecedented investments in housing, affordable housing stock remains limited, and building costs and timelines remain uncircumventable. Given the urgency around addressing newer and existing encampments around the City, Berkeley and its residents could benefit from exploring additional short-term options for alternative housing such as tiny houses, micro units, ADUs, vehicle camping, indoor or outdoor camping sites, and more – with the ultimate long-term goal of providing permanent housing.

Fortunately, there is precedent for establishing a comprehensive camping area and transitional programs in Berkeley. In 2021, the City partnered with Dorothy Day House to create the Horizon Transitional Village and Safe Parking and Respite Kickstart (SPARK) site at 742 Grayson Street in West Berkeley. The site operated from July of 2021 until the City’s lease ended on October

² City of Berkeley. Referral Response: 1000 Person Plan to Address Homelessness, April 30, 2019. [https://berkeleyca.gov/sites/default/files/documents/2023-02-14 Item 14 Referral Response Home Share.pdf](https://berkeleyca.gov/sites/default/files/documents/2023-02-14%20Item%2014%20Referral%20Response%20Home%20Share.pdf).

³ City of Berkeley. Gap Analysis of Berkeley’s Homelessness System of Care, July 9, 2024. [https://berkeleyca.gov/sites/default/files/documents/2024-07-09 Item 16 Referral Response Gap Analysis of Berkeley’s Homelessness.pdf](https://berkeleyca.gov/sites/default/files/documents/2024-07-09%20Item%2016%20Referral%20Response%20Gap%20Analysis%20of%20Berkeley's%20Homelessness.pdf).

⁴ Alameda County. “City of Berkeley Homeless Census & Survey 2024 Executive Summary .” Alameda County Health Housing and Homelessness Services , 2024. <https://homelessness.acgov.org/homelessness-assets/docs/infographic/Berkeley%20PIT%202024%20Infographic.pdf>.

31, 2022. The site combined an RV parking area with on-site services and vehicle repair assistance, creating a holistic program for people living in their vehicles.

The SPARK site provided space for up to 40 RVs, and its residents – primarily individuals displaced from unsanctioned RV encampments at 8th and Harrison Streets – were able to access basic amenities like water, portable toilets, and showers, along with vehicle repair stipends for up to \$1,500 to help with RV maintenance. Additionally, the indoor site provided space for about 50 people and included small personal storage cubbies, a breakfast area, recreational space with a library and “movie theater” and a back storage area for residents to store larger items.⁵



(Photo credit: Supriya Yelimeli, Berkeleyside)

Case management and housing navigation services were also provided, supporting long-term housing transitions. The program served approximately 150 individuals during its operation, successfully connecting about 30 participants to permanent housing. While staff inquired about extending the lease, the owner of the property, San Francisco-based REDCO Development LLC expressed intent to build a life sciences hub on the property.

Ultimately, homelessness is a symptom of bigger, interconnecting trends that have grown worse in the last decade and are largely out of Berkeley’s control. Despite the challenges, Berkeley has adopted a humane approach that has been proven to work and made significant progress in addressing homelessness, a testament to the tremendous work of City Staff and the commitment of Berkeley residents alike. This item presents an opportunity for Berkeley to continue to lead on the issue of homelessness by asking the City Manager to explore novel and innovative approaches that remain rooted in our values.

REVIEW OF EXISTING PLANS, PROGRAMS, POLICIES, AND LAWS

⁵ Yelimeli, Supriya. “New West Berkeley homeless shelter opens as city emerges from COVID-19 pandemic.” Berkeleyside, July 2, 2021. <https://www.berkeleyside.org/2021/07/02/new-west-berkeley-homeless-shelter-grayson-street-2>

In July 2021, Berkeley City Council voted to endorse the All Home California Regional Action Plan (RAP), which seeks to reduce the number of people experiencing unsheltered homelessness across the nine county Bay Area region by 75%.

Further, the City of Berkeley Administrative Regulations, Regulating Temporary Non-Commercial Objects on Sidewalks and in Parklets, Pursuant to BMC § 14.48.120, states that “Temporary Noncommercial (TNC) Objects,” as defined by code (e.g., personal belongings under immediate control, of certain size/weight, and not for sale), must not impede the safe and accessible Path of Travel, violate designated TNC Prohibited Areas, or otherwise pose health or safety risks on public sidewalks or parklets. These regulations permit removal of TNC objects that exceed defined size or time limits, obstruct pedestrian or disability access, or infringe on critical infrastructure such as fire hydrants, transit stops, or building entrances, and require advance notice (except in emergencies) before the city may remove such objects.⁶

Berkeley’s official encampment policy adopted in 2024, reaffirms the City’s commitment to offering interim housing whenever possible but authorizes removal of encampments without a shelter offer under six specific conditions, such as when an encampment poses a fire hazard, creates an imminent health risk, constitutes a public nuisance, is located on or dangerously close to a roadway, interferes with authorized construction or maintenance, or impedes city or utility operations.⁷

ACTIONS/ALTERNATIVES CONSIDERED

The City of Berkeley is known for its creative and innovative approach to public policy. While the City should remain on course and continue creating additional permanent housing, without a plethora of transitional and temporary housing and safe site options for unhoused individuals, many will continue to experience unsheltered homelessness with little access to resources. On any given night, some 24% of Berkeley’s unhoused residents sleep on the street or sidewalk. This item recognizes that it is neither sustainable nor suitable for an average of 445 people to camp on our public sidewalks, streets, and parks every single night.

While there is no panacea for homelessness, the City can help people experiencing homelessness live with dignity by ensuring they have a safe space to access personal hygiene care and resources with their belongings and pets, remaining within their community and support networks.

CONSULTATION/OUTREACH OVERVIEW AND RESULTS

⁶ City of Berkeley, Municipal Code, Chapter 14.480, Section 120 (2018).

<https://berkeleyca.gov/sites/default/files/documents/Administrative%20Regulation%2010.2.pdf>

⁷ City of Berkeley. Encampment Policy Resolution to Promote Healthy and Safe Neighborhoods and Related First Reading of Ordinance Amending Chapter 14.48 of the Berkeley Municipal Code, September 10, 2024. [https://berkeleyca.gov/sites/default/files/documents/2024-09-10 Item 37 Encampment Policy Resolution.pdf](https://berkeleyca.gov/sites/default/files/documents/2024-09-10%20Item%2037%20Encampment%20Policy%20Resolution.pdf).

The author and co-sponsors consulted with City Staff and numerous community stakeholders including but not limited to unhoused community members, business representatives, non-profit leaders, and advocates.

Councilmember O’Keefe discussed the item with the City Manager and he expressed an interest in working with City Staff to evaluate possible locations to expand alternative housing options. Further, Councilmember O’Keefe and Mayor Ishii met with the Deputy City Manager and head of Neighborhood Services to solicit their input and feedback, incorporating it into this item. Councilmember O’Keefe also met with residents of the Harrison Street encampment and spoke with homeless advocates, who expressed support for the idea.

Moreover, Councilmember Lunaparra hosted a Forum on Homelessness in early December that was specifically focused on soliciting ways to address homelessness from unhoused people themselves, and a camping area was repeatedly brought up as something that would be beneficial to Berkeley’s unhoused residents and the city as a whole.

RATIONALE FOR RECOMMENDATION

This item proposes identifying locations that can be used for shorter-term solutions such as City-managed RV and car parks, indoor/outdoor camping areas, and/or additional congregate or non-congregate sites that may provide immediate, emergency shelter and relief for unhoused people, ensuring they will be connected to resources while the City works toward more permanent solutions, and preserves access to Berkeley’s public parks and spaces for all.

IMPLEMENTATION, ADMINISTRATION, AND ENFORCEMENT

This referral exclusively asks the City Manager to identify and develop a list of locations for the creation of a safe, alternative housing site. Implementation will not take place until further Council action. This referral does not include discussion of how a potential site could be operationalized or administered. Blueprints and precedent already exist and have been proven successful for such implementation at the Grayson Street Shelter and safe RV Zone, and we request staff consult these plans to inform their work.

Feasibility should be determined under the assumption that city funds will be used to purchase/lease and manage the eventual site or sites. The intent of this referral is to provide additional safe housing options for Berkeley’s unsheltered residents and not to address the issue on a regional level. While identifying a source of funding is not within the scope of this referral, the search process should be done with the goal of ensuring local control of any eventual housing sites.

Anecdotal conversations with many unhoused people and their advocates reveal that the following criteria should be taken into consideration by City Staff when evaluating possible sites for a camping area:

- Public transit accessibility

- Proximity to existing homeless services, such as Dorothy Day House or the Sacred Rest Drop-In Center
- Access to food, electricity, potable water, on-site showers, laundry, and sanitation
- Regular trash and waste removal
- ADA compliance

ENVIRONMENTAL SUSTAINABILITY

N/A

FISCAL IMPACTS

Fiscal impacts limited to staff time.

OUTCOMES AND EVALUATION

The City Manager should return to the City Council with a list of sites to provide safe alternative housing options, a report detailing the concerns and roadblocks to implementation, and information regarding steps the City can take to initiate and/or secure a site for such shelter.

Due to the urgent nature of this public health and humanitarian crisis, this item asks the City Manager to expedite this process and return to Council as soon as feasible.

CONTACT

Councilmember Shoshana O'Keefe, (510) 981-7150

City of Berkeley

Homeless Services Panel of Experts

Bylaws

Article I. Purpose

Section I. Overview

The Homeless Services Panel of Experts (HSPE) was established in 2018 by Ballot Measure P to “make recommendations on how and to what extent the City should establish and/or fund programs to end or prevent homelessness in Berkeley and provide humane services and support.” The Panel consists of nine members with a deep level of expertise in areas relevant to homelessness, including persons with extensive professional and/or lived experience with homelessness. The ordinance calls for the Panel to adopt by-laws and to publish an annual report.

Section II. Purpose

The Panel will make recommendations for increased local investment, including program types, target populations and geographic areas as appropriate. The Panel seeks to consider the best use of these investments into our homeless services in the City of Berkeley, using the context of other available Federal, State and local funding. In general, the Panel will not make recommendations on specific agencies to receive funding, nor run our own proposal process, recognizing this as a role for City staff and the Council. The Panel will request updates on the performance of Measure P investments and the homeless service system overall, including the experience of service users, and use this information to inform future recommendations and provide oversight.

Section III. Governance

These by-laws are to supplement the Commissioners’ Manual and to provide additional structure. The Commissioners’ Manual can be consulted for all topics not covered by these by-laws. Where there is a conflict with the Commissioners’ Manual, these by-laws will supersede.

Section IV. Parliamentary Procedure

The Commission shall be governed by the rules and principles set forth in the current edition of *Robert’s Rules of Order, Newly Revised*, insofar as they are not inconsistent with applicable local laws, Berkeley City Charter, City Commission guidelines, or these Bylaws.

The Chair, or their designee, shall preside over meetings and ensure orderly and efficient proceedings. In the event of procedural disputes, the Chair may consult with the City Manager, City Attorney, or their designated representative for guidance. Any ruling of the Chair may be appealed by a motion seconded and passed by a majority of the members present. All meetings shall be conducted in accordance with applicable open meeting laws, including the Brown Act, and shall remain open to the public unless otherwise permitted by law.

Article II. Council Membership and Officers

Section I. Membership

In accordance with Chapter 2.04, the Panel shall be composed of nine members appointed by the City Council.

Each member of the Panel must:

1. Have experience in the development, administration, provision and/or evaluation of homeless programs in a government or non-profit capacity; or
2. Have current or past lived experience with homelessness; or
3. Have experience in researching the causes, impacts and solutions to homelessness;
4. Have experience with state and/or local homeless policy, funding or programs; or
5. Have experience with federal homeless policy and funding administration such as the Continuum of Care Program; or
6. Have experience in the development and financing of affordable housing for formerly homeless persons; or
7. Have experience in the provision of mental health and/or substance use programs for homeless persons.

Section II. Meetings and Attendance

The Panel will set an annual meeting schedule. The Panel will meet, at a minimum, quarterly.

Two absences, excused or unexcused, from the regularly scheduled Panel meeting in any 12-month period will warrant inquiry from the Secretary as to ability and interest of the individual in continuing as a member. Three unexcused absences within any 12-month period from time of appointment will result in automatic termination from the Panel.

Any Panel member unable to attend a meeting should request an excused absence from their appointing councilmember. If approved, the appointing Councilmember informs the Clerk, who notifies the Secretary of the excused absence. The Secretary will maintain attendance records for the Panel.

At a minimum, the panel will meet to develop the annual public report. This may include discussions on budget recommendations, reviewing data reports from the panel's secretary, and holding officer elections.

Section III. Officers

The Panel shall elect one chair and one vice-chair to provide for the operation and conduct of business. The Panel must take action to replace an Officer in an expired or vacated Panel seat. The Chair of the Panel shall provide oversight for the operation of the Panel. The Chair shall preside over meetings of the Panel. The Chair may call for special meetings of the Panel or its committees. The Vice-Chair shall provide oversight for the operations of all sub-committees. If the Chair is absent, or the office is vacant, the Vice-Chair shall assume responsibility for the operation of the Panel.

Section IV. Officer Term Limits

In accordance with Berkeley Municipal Code Section 3.02.040, members of the Panel may be reappointed but shall not serve more than eight consecutive years. Terms for the Officers shall serve two years. Officers may serve no more than two consecutive terms in the same appointed seat.

Section V. Voting Members

A quorum of a majority of the appointed Panel members—minus any member that has obtained an excused absence—is required for the conduct of business. Decisions must be made by an affirmative vote of a majority of Panel members present during a Panel meeting. A proxy or temporary appointment is not permitted for the purposes of voting; all Panel members must be present to vote.

Section VI. Amendment and Review

The Panel will review the By-laws at least every three years—but may review more regularly—and update and approve as needed. Amendment of the Panel's By-laws requires an affirmative vote of two-thirds majority of current sitting Panel members, provided that notice of the scheduled vote on the amendment was provided at least two weeks prior to that Panel meeting. Amendments must be submitted to the Berkeley City Council for approval, and take effect only upon approval by the Berkeley City Council.

Section VII. Committee Structure and Operations

The Panel may create ad hoc committees as the need arises.

A. The purpose of the ad hoc committees will be to develop recommended solutions to the specific issue for which they were created. Ad hoc committees may be dissolved upon a vote of the Panel.

B. Ad hoc committees can be appointed to address any matters within the jurisdiction of the Panel.

C. Ad hoc committees should appoint a chair whose role is to report back to the full Panel.

Article III. Annual Report

Section I. Overview

The Panel must provide information, if available, on the impact of funded programs on the residents of the City and recommendations to the Council on how to allocate the City's general funds to fund homeless services programs in Berkeley. To that end, the Panel must publish an annual report that includes the following:

A. Recommendations on how to allocate the City's general funds to fund homeless services programs in Berkeley;

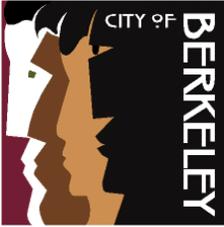
B. Information, if available, concerning the impact of funded programs on the

residents of the City; and

C. Any additional information that the Panel deems appropriate.

Section II. Data Review

The Panel will review pre-approved data sets when provided by the secretary of the Panel and will use the information provided to inform their annual report.



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Commission on Aging
Commission on Disability
Homeless Services Panel of Experts
Mental Health Commission

From: Lourdes Chang, Senior Community Development Project Coordinator

Date: April 10, 2025

Subject: **2024 Housing Trust Fund Request for Proposals for Rental Rehabilitation of Existing Properties and CHDO Operating Support**

The City's Housing Trust Fund (HTF) program pools affordable housing funds from a variety of local and federal sources. The City loans HTF funds to nonprofit developers for the creation of new affordable housing or the preservation of existing affordable housing units. In exchange for City funding, projects are restricted as affordable housing for at least 55 years. The HTF Guidelines (available online at: <https://berkeleyca.gov/sites/default/files/2022-04/Housing-Trust-Fund-Guidelines.pdf>) direct the funding proposal process, and require staff to provide summaries of the proposals received to select Commissions. This memo includes information on proposals received in response to the [2024 HTF Request for Proposals \(RFP\) Rental Rehab and CHDO Operating Support Funds](#). (Click link to access copy of the 2024 RFP) The RFP is for previously funded and occupied HTF projects with capital needs. The City will prioritize projects with health and safety needs, and projects that are able to use the City's expiring HOME program funds that are available through the RFP. The Housing Advisory Commission is expected to review the proposals at their May 1, 2025 meeting, though that timeline may change at the City's discretion.

The City received 5 applications representing \$11.5M in funding requests for rental rehabilitation, which is twice the amount of funding available through this RFP. In addition to the HTF rental rehabilitation funds, approximately \$60k per year is available to eligible Community Housing Development Organizations (CHDO). Organizations were invited to apply for CHDO certification through this RFP. Only those organizations that are CHDO-certified would be eligible to receive a portion of the available operating support funds, through a five-year grant.

A Vibrant and Healthy Berkeley for All

Commissioners may email me at lchang@berkeleyca.gov with questions.

Summary Housing Trust Fund Rental Rehab Proposals Received

Adeline Street Apartments - 3224 Adeline Street

Applicant: Resources for Community Development

Total Funds Requested: \$2,990,000

Total Affordable Units: 18 (plus 1 unrestricted manager unit)

Affordability: 30% of Area Median Income (AMI)

Target Population: people with physical disabilities

Activity Proposed: Reconstruction of elevated walkways and balconies, fire system replacement, broadband installation, roofing, painting, security enhancements

Dwight Way Apartments - 1518 Dwight Way

Applicant: Resources for Community Development

Total Funds Requested: \$1,669,334

Total Affordable Units: 15 (plus 1 unrestricted manager unit)

Affordability: 30% AMI

Target Population: people with physical disabilities, including units designated for residents with hearing and vision impairments

Activity Proposed: Structural repair of walkways and balconies, waterproofing, ADA upgrades to one mobility unit and one communications unit, common area improvements

Ashby Lofts - 2909 & 2919 9th Street

Applicant: Satellite Affordable Housing Associates

Total Funds Requested: \$2,924,829

Total Affordable Units: 53 (plus 1 unrestricted manager unit)

Affordability: 50-80% AMI

Target Population: special needs households, including people with physical, developmental, or mental disabilities

Activity Proposed: Structural repairs to exterior decks/stairs, waterproofing, solar array expansion, HVAC upgrades, fire alarm updates, energy efficiency improvements

University Homes (formerly Rodeway Inn) - 1461 University Avenue

Applicant: Memar Properties, Inc. / Housing Consortium of the East Bay

Total Funds Requested: \$750,000

Total Affordable Units: 42 (plus 1 unrestricted manager unit)

Affordability: 30% AMI

Target Population: Individuals experiencing and/or at-risk of homelessness with on-site supportive services

Activity Proposed: Interior unit renovations, accessibility improvements (increasing ADA units from 3 to 7), creation of supportive service spaces, community room, site and landscape upgrades

William Byron Rumford Plaza - 3017 Stanton Avenue

Applicant: South Berkeley Community Housing Development Corporation with Resources for Community Development

Total City Funds Requested: \$3,221,000

Total Affordable Units: 43 total units (27 affordable, 15 market-rate plus 1 unrestricted manager unit)

Affordability: 30-60% AMI

Population Served: Low-income families and individuals

Activity Proposed: Interior renovation of 24 affordable units, common area upgrades, energy efficiency and ADA path-of-travel improvements

Summary of CHDO Certification/Operating Support Proposals Received

Three (3) organizations applied for CHDO Operating Support Funds: Northern California Community Land Trust (NCLT), Resources for Community Development (RCD) and Satellite Affordable Housing Associates (SAHA) Review of CHDO eligibility of each applicant is underway. Staff is scheduled to present funding recommendations for consideration by the Housing Advisory Commission at their meeting on May 1, 2025.

Below is a brief description of the organizations applying for CHDO Operating Support:

Northern California Land Trust

NCLT is a nonprofit community land trust founded in 1973. NCLT and has developed 180 units of affordable housing and 7 commercial units for nonprofits and small businesses. NCLT has 8 properties in Berkeley.

Resources for Community Development

RCD is an experienced nonprofit developer well known to City staff and the community, with a portfolio of over 450 affordable housing units in Berkeley. RCD recently completed Maudelle Miller Shirek Community.

Satellite Affordable Housing Associates

SAHA is an experienced nonprofit developer known to City staff and the community. The Grinnell is the most recent project completed by SAHA. SAHA manages numerous City-funded projects and has completed many affordable housing developments throughout the region.

Fw: Life-threatening Homeless Shelter

Gottlieb, Jonah <JGottlieb@berkeleyca.gov>
To: "donnelljones@berkeley.edu" <donnelljones@berkeley.edu>

Mon, Mar 24, 2025 at 12:25 PM

Dear Commissioner Jones,

I assume you've heard about this already, but I just wanted to flag this for you to ensure you're aware of these complaints.

Warmly,
Jonah

Jonah Gottlieb (He/They)
Co-Chief of Staff
Office of Councilmember Cecilia Lunaparra
Berkeley, District 7
(510) 981-7170 (District 7 Office Main Line)
(510) 981-7171 (Direct Office Line)
On unceded xučyun (Huichin) land of the Ohlone people
[Sign up for our newsletter!](#)

From: Nikki Brown <menkauramycerinus@gmail.com>
Sent: Wednesday, March 19, 2025 8:02 AM
To: Customer Service <customerservice@berkeleyca.gov>
Cc: Homeless Services Panel of Experts <hspe@berkeleyca.gov>; Berkeley Fire Department <FireMailbox@berkeleyca.gov>; BFD Fire Prevention <bfdfireprevention@berkeleyca.gov>; ShelterPlusCareProgram <ShelterPlusCareProgram@berkeleyca.gov>; City of Berkeley Communicable Disease Program <COBCD@berkeleyca.gov>; All Council <council@berkeleyca.gov>
Subject: Life-threatening Homeless Shelter

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Greetings,

The Dwight Way Shelter in Berkeley, operated by Insight Housing, burned and is being remodeled.

Residents of the shelter are being temporarily housed in a portable building at 4300 San Pablo in Emeryville.

The Emeryville portable building recently had overloaded electrical circuits resulting in a multi-day electrical outage. Some overhead lighting and electrical outlets are still not working. Overloading of circuits continues as marked by workers relegated to flipping breakers.

The two microwaves were moved to different locations within the same dining hall. Homeless residents could not adjust to this change and moved the microwaves back to original location overloading circuits. Heat is run at full power. These are the same residents surrounding the costly fire at Dwight Way. (See other fires in 'Berkeley Council OK's more aggressive encampment sweep policy' <https://www.berkeleyside.org/2024/09/11/berkeley-unhoused-encampments-harrison-street-dwight-way-cordonices-creek>)

A webpage appearing to have been created to solicit donations for the Emeryville temporary shelter during the lengthy, extensive, and costly Dwight Way Shelter remodeling process reads some funds will be used for a shower trailer at the

temporary Emeryville location. The back of the shower trailer is visible to nearby neighbors. Trash, leaves, and yellow RV cords haphazardly pil supplying electricity to the shower trailer appear to be another fire hazard.

The webpage soliciting donations also mentions "the same great food will be served" to residents of the temporary shelter. The food is ridiculously childish in upper management choice, full of carbohydrates, no protein, all sugar proving costly to taxpayers in long-term medical costs and current health of residents needing to feel, at least, even the slightest motivation to seek a better life for themselves and the community.

Area shelters and industry standards include office workers who will solicit Whole Foods and Trader Joe's for day old items that are still delicious, healthy, and nutritious. The Dwight Way Shelter temporary location is not in short supply of desk workers and appear to be allergic to moving mops.

The area supervisor at the Dwight Way Shelter of Berkeley being temporarily operating in Emeryville, is a very large person whose appearance does not lend credibility in being able to make the decisions of a Registered Dietitian, at best, basic human who can walk upright for three blocks and pays taxes, at least.

With the first fire, the second major electrical issue, trash around the building, dogs dedicating on neighboring sidewalks, and outright drug sales and drug taking directly in front of the location, harsh wording must be used to address this costly and life-threatening issue. The time is not now to lack maturity in oversight while following the latest human character buzzwords for the fluffy, feel-good stuffed toy that these non-profits deem suitable to command and divide this many dollars.

Lawsuits, anyone? Who just suffered loss of companionship when their mother died in the next shelter fire? Case law on loss of companionship. Ridiculous civil suits that require one cent of response time when homeless are allowed to file citing lost family jewels lost to street sweeps, can you imagine, a homeless fire within a supposed shelter. Or worse, workers who want to make friends out of homeless shelter residents so fail to correctly use newly implemented metal wand after recent homeless shelter murder of another indoor shelter occupant.

Which city lost their tax base when businesses closed and/or moved? City Council, to whom the Dwight Way Shelter upper supervisor must report even while the shelter is temporarily in Emeryville. See trail of money mounting with lack of vision? Who looks at such an upper supervisor over multiple shelter sights, and says, we, as a council, will bow to your choice without visiting said site before tax dollars are completely given to the wind?

'Berkeley businesses sue city over nearby homeless encampments' <https://www.sfchronicle.com/food/restaurants/article/berkeley-homeless-encampment-19757577.php>

A visit to [4300 San Pablo Avenue](#) and one would see half of the shelter is for Covid residents whose bathroom is on the side not used for isolation. The residents with dogs are also allowed to take their dogs for walks on the Covid isolation side to retrieve items from storage that is also located on the isolation side.

The upper supervisor claims so much money is spent on food: literally premade peanut butter and jelly Crustable sandwiches, Lay's chips, Grandma's cookies and apple juice. How cheap are peanut butter and jelly sandwiches to make if the workers kept their faces out of their personal cellphones? Stouffer's frozen dinners. Individual Frosted Flakes and packaged muffins. No rice and beans that form a perfect amino acid mimicking the building block of the body known as protein. Rice and vegetables, tofu from the trendiest new neighborhood restaurant ... with maple syrup, of course, as listed on ingredients. Bottled water out of a 5 gallon dispenser. Not city water with fluoride for dental health. It's in toothpaste. Remove.

Oh, wait, that is the soap removed from bathroom dispensers because so much money is spent on junk food. "They just steal it" of the Soft Soap brand countertop dispensers not refilled, new everytime. No knowledge of bottom lines.

The encampments were merely taken indoors. Fire hazards eschewed for more feel, good fluff, no get your life cleaned up. Fences smeared on ceiling lighting fixtures above toilets to overheat and not professionally cleaned. Professional cleaners highly mismanaged. Contracts awarded how, why?

Butane aerosol cans and drug use indoors and out, visible to nearby after- school daycare. BMW cars that shelter residents shuffle shopping bags to and from everyday in new wigs. Where is the help? Always eager to see the drug dealer show up to haul in new Polo backpacks and strollers with 199.00 price tags. No babies. Just dog breeding inside the shelter with seriously scared animals who appear to suffer whips often. Cavalier attitude and dirty car, sniffing with enough attitude so the neighborhood can hear and see those who gather in and around. The drug dealer allowed to speak down to the mentally challenged within the shelter trying to incite fear through obvious use of whatever it is that is done that keeps residents up all night after Chevy Cavalier visits. Same as upper management

supervisor. Never stays.
Just a storage,
another business
in the neighborhood.

Consideration?

Sincerely,
Concerned