

Community Working Group Meeting

September 24, 2015

6:00 pm – 8:30 pm



Berkeley Global Campus

AT RICHMOND BAY

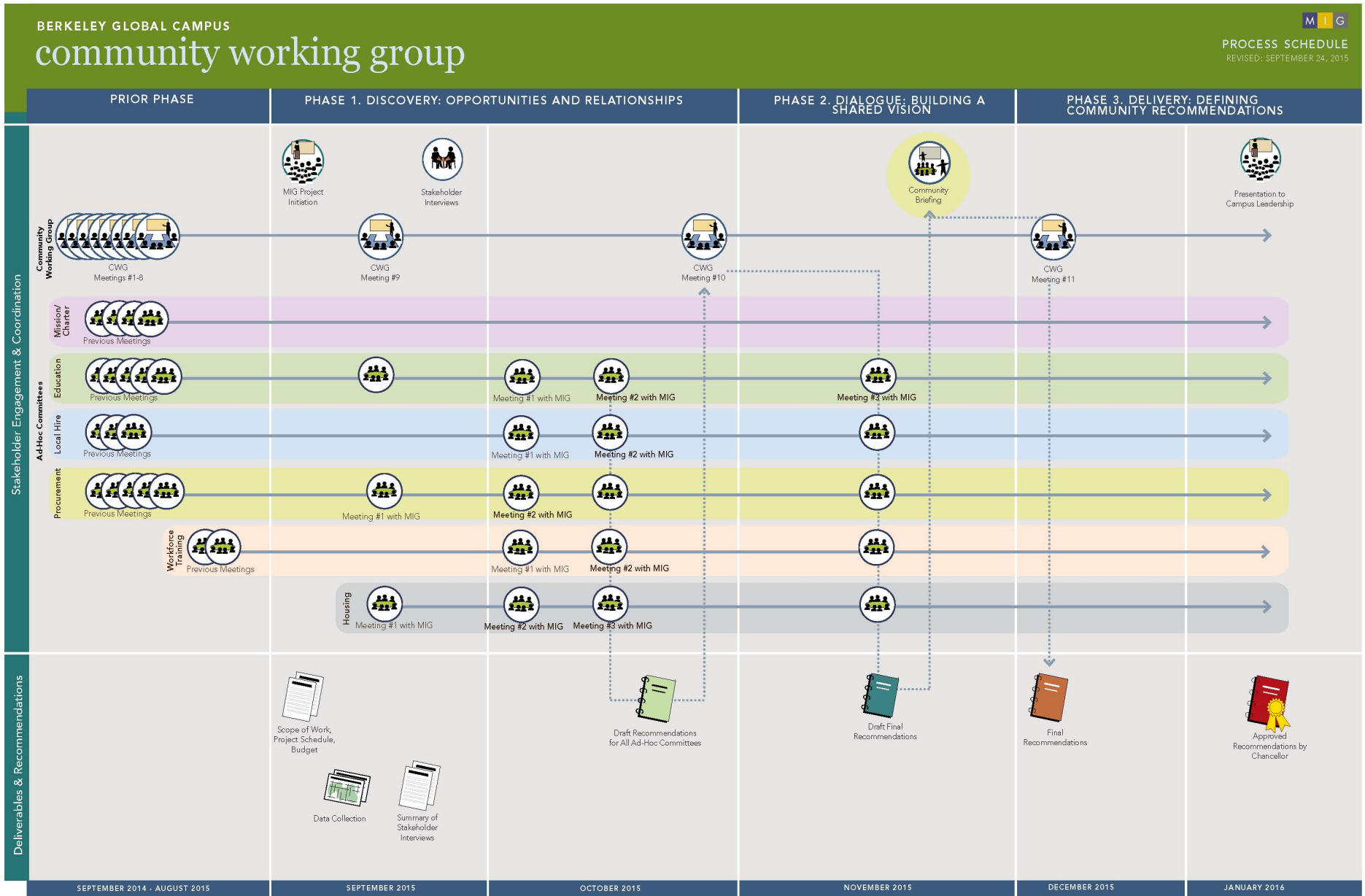
Meeting Objectives

- Clarify and refine CWG process
- Understand housing context
- Receive subcommittee updates

Today's Agenda

- I. Welcome & Introductions
- II. Overview of CWG Process
- III. Housing/Displacement Subcommittee Presentation
- IV. Ad Hoc Subcommittee Updates
- V. New Business
- VI. Summary and Next Steps

Overview of Process



Template of Recommendations



Ad Hoc Subcommittee:

Narrative:

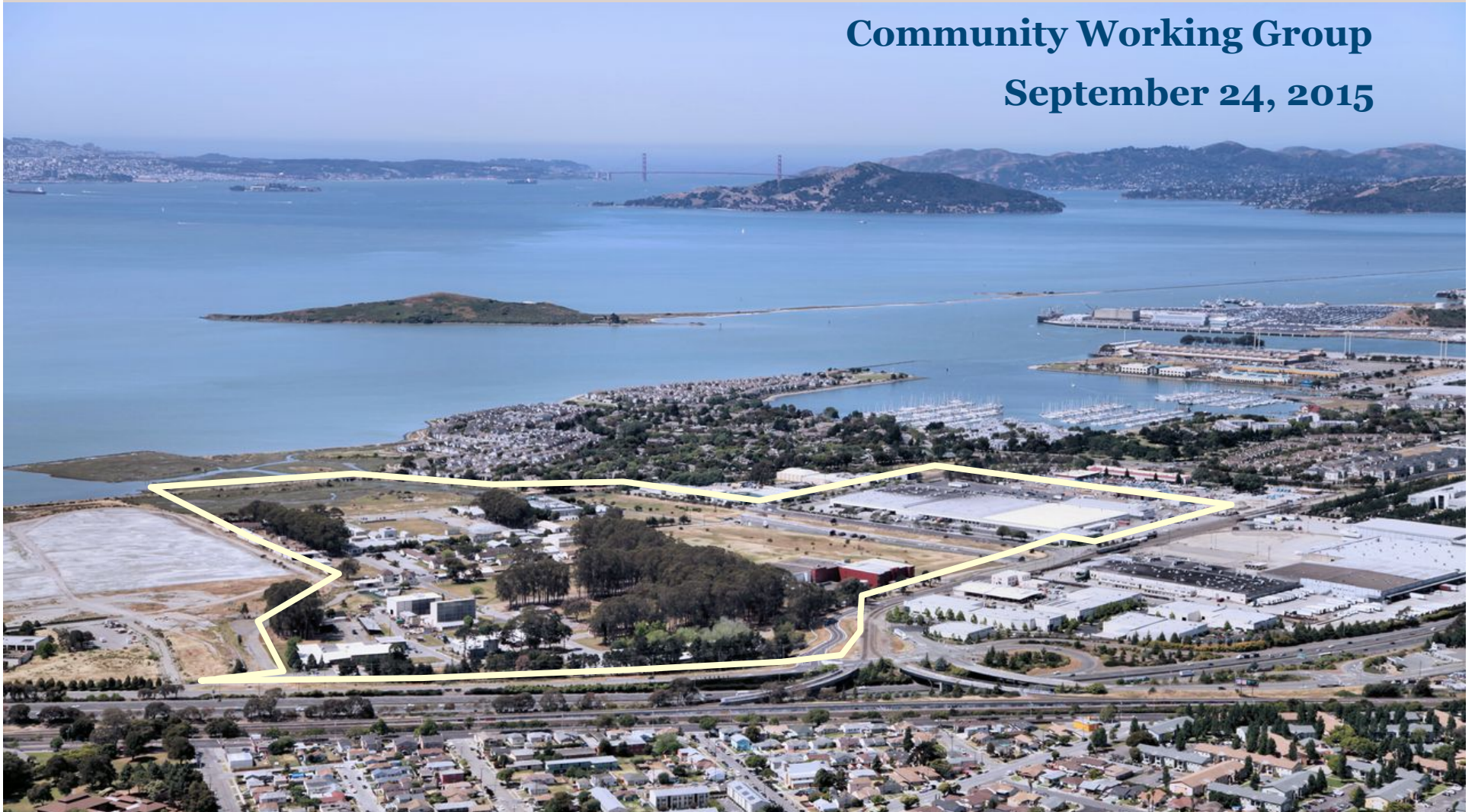
Process:

Rationale for Subcommittee Recommendations:

Recommendation	UCB/LBNL will:	In Partnership with:	For the Benefit of:	For these Results:	Measured by:	Notes:
<i>Procurement Example:</i> Set a specific goal for increasing procurement opportunities for Richmond Businesses in construction	<i>Procurement Example:</i> UCB Real Estate Division and UCB Supply Chain Management Division will ensure 25% local preference goals	<i>Procurement Example:</i> City of Richmond, Richmond Chamber of Commerce, Richmond Main Street Initiative; Contra Costa Small Business Development Center	<i>Procurement Example:</i> Small and Local vendors based in Richmond. Richmond-based companies and their employees and their families The City of Richmond's tax base.	<i>Procurement Example:</i> Increase in overall local company revenue. Increase in Richmond employment numbers. Increased opportunities for at-risk individuals.	<i>Procurement Example:</i> The number of set aside contracts for Richmond-based businesses. The % of total spending on construction, services, and supplying activities provided by Richmond-based companies.	<i>Procurement Example:</i>
1.						
2.						
Recommended by:						
Minority Opinion(s) Signed:						

Housing/ Displacement Subcommittee Presentation

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City of Richmond Affordable Housing Policies

Bill Lindsay, City Manager

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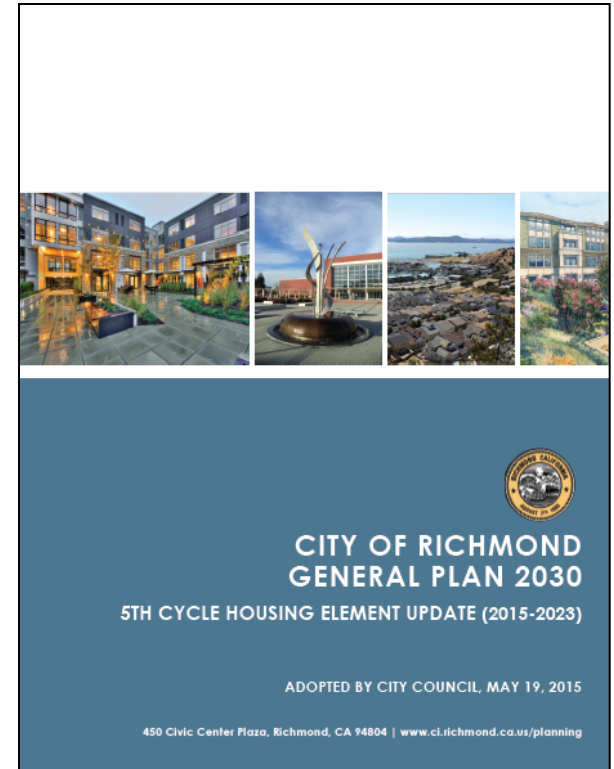
In-Progress City Policies

- Richmond Bay Specific Plan (formerly known as the South Shoreline Specific Plan)
- Preparation of a Nexus Study to support establishment of an affordable housing linkage fee for rental housing and non-residential development
- Richmond Livable Corridors Form-Based Code (FBC)



Richmond Housing Element Policies

- *H-1.2.3: Residential Site inventory*
- *H-1.2.4: Residential Sites Marketing*
- *H-1.3.1: Inclusionary Housing Ordinance*
- *H-1.3.2: Inclusionary Housing Ordinance Study*
- *H-1.3.3: Inclusionary Housing Ordinance Performance*
- *H-1.3.4: Community Land Trust Study*
- *H-1.3.5: Affordable Housing Incentives*



Richmond Housing Element Policies Cont'd

- H-1.4.1: Variety of Housing Types
- H-1.4.2: Single-Room Occupancy Unit Inventory
- H-1.4.3: Second Dwelling Unit Production
- H-1.4.4: Garage Conversions
- H-1.4.5: Alternate Housing Types
- H-1.6.1: Low Moderate Income Housing Assets Fund
- H-1.6.2: State and Federal Housing Funds
- H-1.6.3: Shared Equity Program Study
- H-2.5.8: Home Improvement Loan Program



Richmond Housing Element Policies Cont'd

- H-2.5.11: Rental Rehabilitation Loan Program
- H-2.5.12: Richmond Housing Rehabilitation Loan Program (Social Impact Bonds)
- H-4.2.1: Enforcement of Just Cause for Eviction Ordinance
- H-4.2.2: Expansion of Just Cause for Eviction Ordinance
- H-4.2.3: Rent Control Ordinance Study
- H-4.2.4: Counseling Service Referral for Foreclosures, Landlord-Tenant Disputes, Unlawful Evictions, and Housing Discrimination
- H-4.3.1: Housing Access and Discrimination Study



Rent Control and Just Cause for Eviction

- Rent Control and Just Cause for Eviction ordinance adopted on August 5, 2015
 - Original September 4, 2015 effective date suspended
- Rent Control caps annual rent increases on approximately 9,900 rental units in the City of Richmond to an amount equivalent to the CPI for the San Francisco – Oakland – San Jose region
- Just Cause for Eviction establishes the substantive requirements to evict a tenant on approximately 23,800 rental units in the City of Richmond
 - Relocation payment to the tenant required for no-fault evictions (e.g. owner or relative move-in)

Download the Rent Control and Just Cause for Eviction fact sheet at www.ci.richmond.ca.us/housingupdate

Comprehensive Zoning Update

- Amendments to Second Dwelling Unit Ordinance
- Implementation of certain 5th Cycle Housing Element Policies
- Parking and Transportation Demand Management Standards
- Housing Element Implementation Module as part of Zoning Ordinance Update



Next Steps and Key Dates

- Richmond Bay Specific Plan Planning Commission Study Session – **October 15, 2015**
- Richmond Bay Specific Plan City Council Study Session – **October 27, 2015**
- City Council Hearings for Livable Corridors Form-Based Code – **October/November 2015**
- Community Meeting for Nexus Study – **October/November 2015**

Office of Mayor Tom Butt – Affordable Housing

- Mayor's Affordable Housing Task Force
 - Research/review path forward on increasing Affordable Housing in Richmond
 - Non-profit Developers, Housing, Planning and Policy experts
 - September 29th City Council Study Session
 - Challenges, opportunities and policies to consider
- National Resource Network - (Strong Cities Strong Communities)
 - Direct assistance: Budget modeling & HUD compliance
- Contact: Alex Knox - Dir. Community Relations, (510) 621-1302



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Maintaining Housing Affordability In Richmond

- The University will address concerns about the affordability of housing in Richmond with binding commitments and with action.
- When the City has determined its priorities and overall strategy UC Berkeley expects to make appropriate legally binding commitments to the City.
- University is specifically prepared to consider, for example:
 - the ideas of private developer contributions to a City-operated Housing Trust Fund;
 - support for City- planned inclusionary housing, and;
 - development of workforce housing to specifically serve the Global Campus.

Source: Open letter to the Richmond community from UC Berkeley Chancellor Nicholas Dirks: An update on the Berkeley Global Campus May 28, 2015

Recommendations to UCB (Received to Date)

Richmond City Council

- Invest in an Anti-Displacement Fund to subsidize the development of affordable housing units and protect low income tenants. This should be equivalent to a Housing Mitigation Fee, comparable to the median of other housing mitigation fees in the region. (City Council Resolution adopted 11/18/2015)

Raise Up Richmond Coalition:

- Invest in an Anti-Displacement Fund that guarantees affordable housing and protects longtime residents from eviction as a result of project development.

Recommendations to UCB (Received to Date)

Raise Up Richmond Coalition (cont'd):

- The University of California shall pay to the City of Richmond an amount equivalent to the amount that would be required under the City of San Francisco's Jobs-Housing Linkage Program, or under any program adopted by the Richmond City Council prior to execution of the CBA and requiring payment of impact fees to the City to be used for affordable housing based on construction of non-residential space in the City. The City shall hold such funds in trust, and expend such funds only for development of affordable housing units within the City, for housing assistance programs provided to City residents, and for establishment of a local-nonprofit-owned land trust to advance these purposes. The target population for these funds will be households defined as "very low income" pursuant to City law. The City shall explore the potential to create a local-nonprofit-owned land trust with these funds. **(submitted by David Sharples for Raise Up Richmond Coalition on 9/22/2015)**
- Fund a rental assistance program for low-income housing cost burdened renters (Haas Institute).
- Support local rent control and renter protections (Haas Institute).
- Invest in the creation of a Community Land Trust, a strategy that can ensure a long-term stock of affordable housing. (Haas Institute)
- Expand participation in the Homeownership Voucher Program to facilitate Section 8 tenants reallocating their payments toward homeownership (Haas Institute)

Ad Hoc Subcommittee Updates



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New Business



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Summary and Next Steps



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