

Community Working Group Meeting

September 24, 2015

6:00 pm – 8:30 pm



Berkeley Global Campus

AT RICHMOND BAY

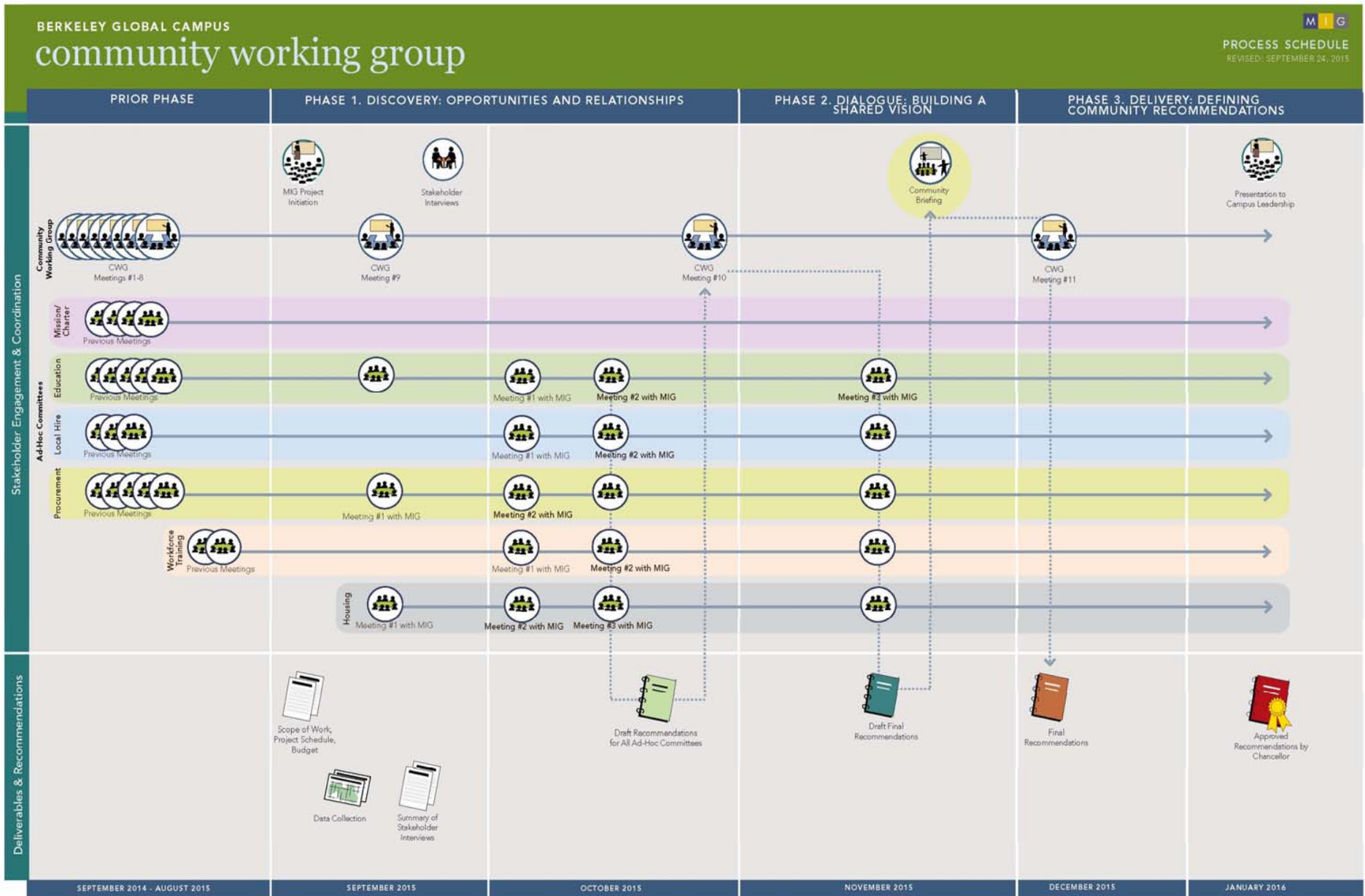
Meeting Objectives

- 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:

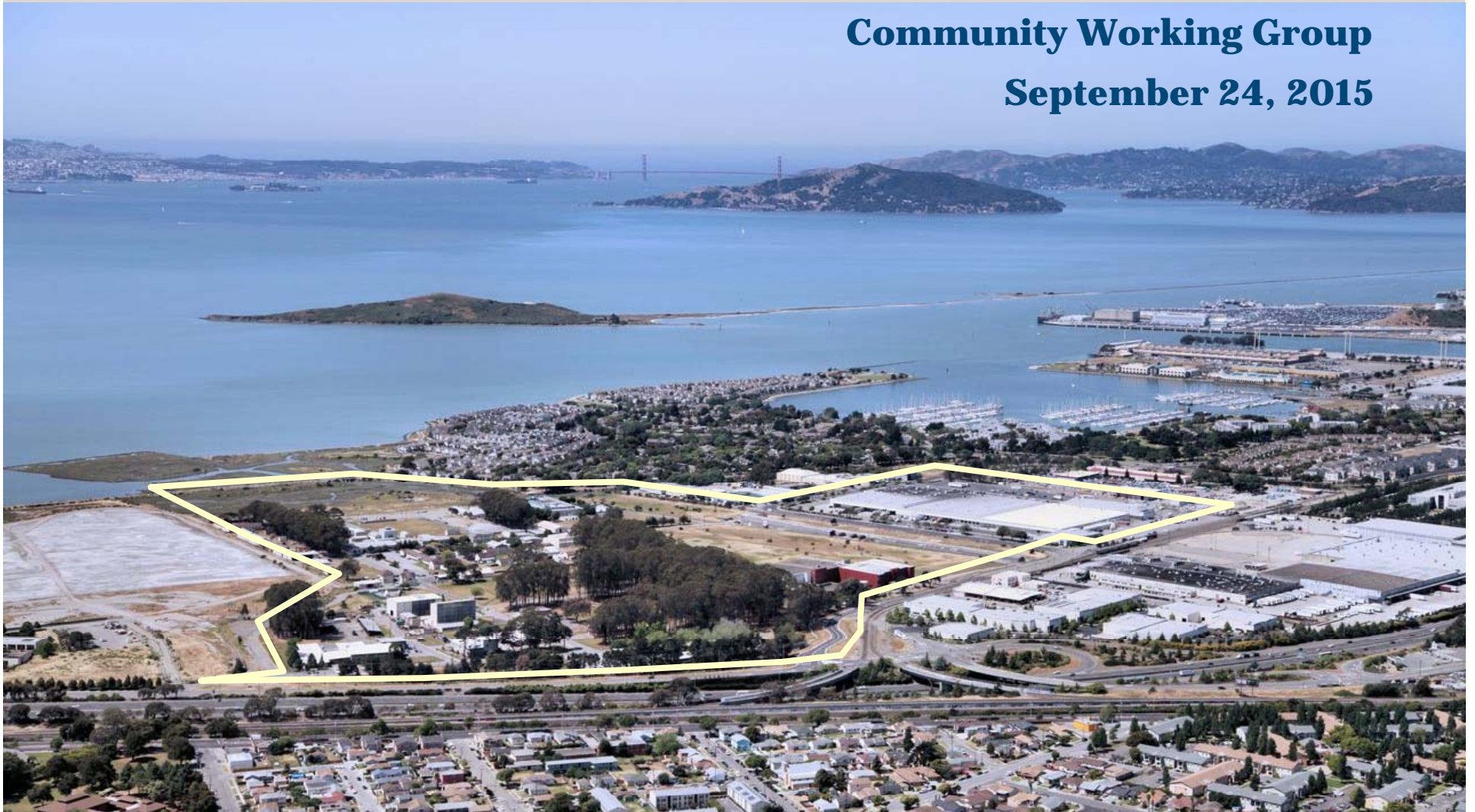
Process:

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

Existing Partnerships - UC Berkeley Studio: Affordable Housing Competition (CP 238/ARCH 100C)

Project: Richmond, California

Interdisciplinary Studio that engages students from architecture, city and regional planning and landscape architecture as well as other real estate disciplines, to consider all aspects of the development and design of a comprehensive affordable housing project.

As a means to address deep affordable housing needs in this community, student teams will assist the City of Richmond by assessing several city-owned and privately held lands. Through thoughtful community analysis, project design and an understanding of their development's overall social and financial feasibility, it is hoped that teams will demonstrate viable affordable housing opportunities in the City of Richmond through their work on this competition.



Increasing Housing Supply: In-Progress

- [Richmond Bay Specific Plan](#) (formerly known as the [South Shoreline Specific Plan](#)) may accommodate:
 - 4,080 housing units
 - 5.6 million SF of business/Service/R&D
 - 720K SF retail
 - ~140 acres of open space
- [Richmond Livable Corridors Form-Based Code \(FBC\)](#)



Richmond Bay Specific Plan Study Area



Richmond Livable Corridors FBC Sustainability Guidelines

Funding Studies: In-Progress

- *Preparation of a Nexus Study to support establishment of an affordable housing linkage fee for rental housing and non-residential development*
- *Fees collected will be used for the provision of new or rehabilitation of affordable housing units*



Miraflores Senior Apartments



Harbour View Senior Apartments

Housing Element Goals (Adopted May 19, 2015)

A Balanced Supply of Housing

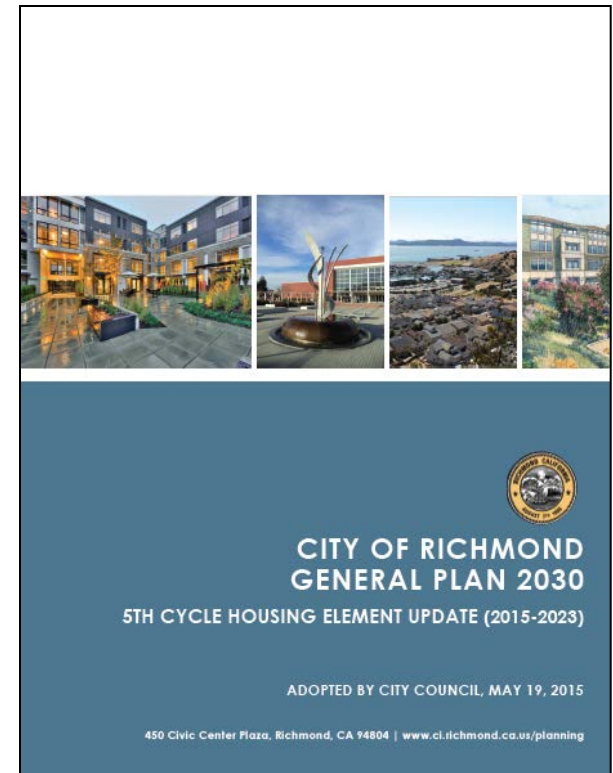
Better Neighborhood and Quality of Life

Expanded Housing Opportunities for Special Needs Groups

Equal Housing Access for All

Richmond Housing Element Programs

- *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 Programs 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 Programs 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*

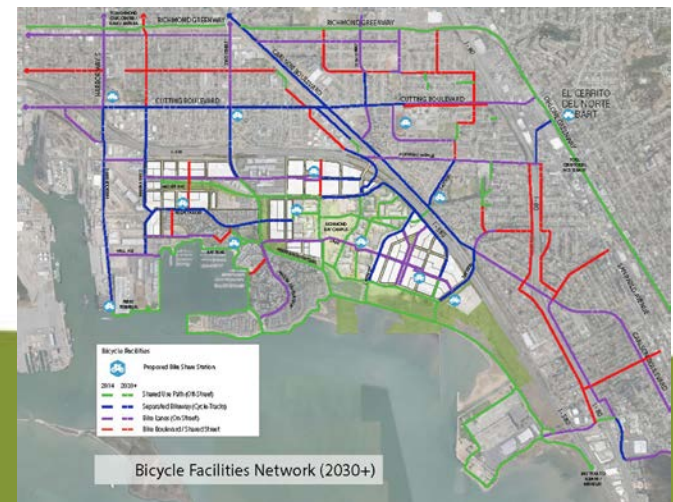
Rent Control and Just Cause for Eviction Update

- *Rent Control and Just Cause for Eviction Ordinance was adopted on August 5, 2015.*
- *The effective date of the Ordinance was originally September 4, 2015; however, proponents of a referendum on the Ordinance timely submitted to the City Clerk enough signatures to suspend the effective date of the Ordinance (see Elections Code 9237).*
- *The petitions were delivered to the County Elections Office for verification of the signatures. The County has 30 working days to complete the verification and certify the results. If certified, the matter will go to the City Council to either repeal the ordinance or place it on the ballot.*

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

Richmond Comprehensive Zoning Update

- *Housing Element Implementation Community Workshop as part of Zoning Ordinance Update*
- *Assists in Implementing Housing Element Programs*
 - *Encourage Second Dwelling Unit construction*
 - *Reduce motor vehicle trips with development of a Parking and Transportation Demand Management Standards*

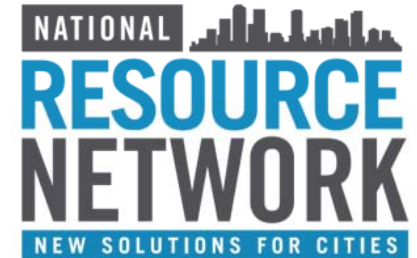


Next Steps and Key Dates

- *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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