

Housing/ Displacement Subcommittee: Draft Recommendations

1) Pay Housing Linkage Fee to City of Richmond

| Strategies/Programs | Lead Entity | Partners | Beneficiaries | Expected Results | Performance Measures | Source | Notes: |
|---|--|---|--|--|---|----------------------------------|--|
| UCB/LBNL will: | Lead Entity: | In Partnership with: | For the Benefit of: | For these Results: | Measured by: | Source of Recommendation: | Notes: |
| <p>Recommendation:</p> <p>1) Agree to pay impact fees to the City to establish an Anti-Displacement Fund to be used to build and preserve affordable housing and to prevent displacement. Impact fees are based on the construction of residential and non-residential space (office and commercial) in the City. 2) The Anti-Displacement Fund will be used to support a wide range of priority programs and initiatives, including renter/homeowner assistance and protection programs, low interest loan programs, pre and post home ownership and foreclosure counseling, temporary/short-term housing programs, first-time homebuyer programs and alternative housing models (e.g., CLTs, cooperatives, etc).</p> | UCB/LBNL (paying the fee), City of Richmond (administering the programs) | Community partners and housing development organizations (e.g., CHDC, ACCE, Bay Area Legal Aid, Catholic Charities of the East Bay, SparkPoint) | Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations. "Special needs" populations include large families, single-parent households, individuals with disabilities, developmentally disabled, homeless persons and families, re-entry populations" (from Housing Element) | 1) Increase in # of new affordable housing units; 2) x # of affordable housing units preserved; (specific targets can be developed based on needs and establish priorities for how the funds should be used) | 1) % increase in new affordable housing units (including multi-family units); 2) % increase in affordable housing units preserved; 3) % reduction in households paying more than 30% of income on housing (broken down by race and owner/ renter status) 4) enhanced neighborhood stability as evidenced by key indicators (to be determined by subcommittee) | Consensus rec. | The impact fee amounts UCB/LBNL will voluntarily agree to pay to the City will be determined by a city-wide ordinance that establishes fees for the Richmond context and will evolve over the 30-40 live of BGC development. These fees will be informed by the results of the Nexus study and research on median linkage fees of Bay Area cities. If the City does not adopt a commercial linkage fee, there will be a number generated by the Nexus Study and other economic factors that will determine the amount paid based on the the Richmond/regional context. Research on the median linkage fee charged by all comparable Bay Area cities will also inform the recommended amount. The SF Jobs-Housing Linkage is a model to examine for regarding formula. |
| <p>Pay impact fees to the City of Richmond to establish an Anti-Displacement Fund to be used to build and preserve affordable housing and to prevent displacement</p> | <p>Minority Opinion: 1) Until Richmond passes a housing linkage fee for non-residential development, UC will pay the Bay Area median of \$15 per square foot for the linkage fee.</p> | UCB/LBNL (paying the fee), City of Richmond (administering the programs) | Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations. "Special needs" populations include large families, single-parent households, individuals with disabilities, developmentally disabled, homeless persons and families, re-entry populations" (from Housing Element) | 1) Increase in # of new affordable housing units; 2) x # of affordable housing units preserved; (specific targets can be developed based on needs and establish priorities for how the funds should be used) | 1) % increase in new affordable housing units (including multi-family units); 2) % increase in affordable housing units preserved; 3) % reduction in households paying more than 30% of income on housing (broken down by race and owner/ renter status) 4) enhanced neighborhood stability as evidenced by key indicators (to be determined by subcommittee) | Minority opinion | At the November 30th Community Briefing and Open House, many community members indicated their support for establishing a linkage fee of \$15 per square foot (which is considered by some as the Bay Area median). Until the citywide ordinance that establishes impact fees based on the Nexus Study and other economic conditions is determined, some community members expressed that they would like to use the \$15 per sq. ft Bay Area median for Richmond. |
| <p><i>THIS IS A DRAFT DOCUMENT The Richmond Community Working Group (CWG) is developing a set of draft recommendations for the Berkeley Global Campus to be submitted to UC Berkeley and Lawrence Berkeley National Laboratory (LBNL) in December 2015. Inclusion of draft recommendations in this document does not imply an agreement by UC Berkeley or LBNL. Upon receipt of the final CWG recommendations, UC Berkeley and LBNL will develop a draft Richmond Compact (agreement) that specifies the commitments and benefits the University and the Lab are prepared to provide to the Richmond community.</i></p> | | | | | | | |

Housing/ Displacement Subcommittee: Draft Recommendations
2) Build Housing on BGC Site

| | Strategies/Programs | Lead Entity | Partners | Beneficiaries | Expected Results | Performance Measures | Source | Notes: |
|---|--|--------------|---|---|--|--|---------------------------|---|
| Recommendation | UCB/LBNL will: | Lead Entity: | In Partnership with: | For the Benefit of: | For these Results: | Measured by: | Source of Recommendation: | Notes: |
| <p>1</p> <p>Build housing on BGC site</p> <p>A</p> | Build housing on BGC site for unique needs for workforce (including faculty) and students to avoid negative impact on existing and future residents and neighborhoods. | UCB/ LBNL | UCB Real Estate Division; private or non-profit affordable housing developers | BGC workforce employees, faculty and staff as well as students who live on site; Richmond residents who are at risk of displacement | Housing for UCB staff, faculty and students to avoid displacing existing residents | x # of workers/ students /faculty housed in UCB owned housing at BGC site; - x # of new housing units | Consensus rec. | At the November 30th Community Briefing and Open House, some community members indicated their concern that housing on the BGC site may isolate BGC workers, staff and faculty from the broader Richmond community. If housing is built on the BGC site, UCB and LBNL should use successful best practices and town/gown models to be sure that the BGC site is well-integrated into the broader Richmond community. UCB residential housing will be subject to the impact fee (unless it's considered affordable); students and faculty who choose to live in surrounding neighborhoods may place a greater strain on the community by driving rents up; consider building housing on City land versus UCB land. |

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Housing/ Displacement Subcommittee: Draft Recommendations
3) Provide Affordable Housing Research and Data Support to Richmond Community

| Recommendation | Strategies/Programs | Lead Entity | Partners | Beneficiaries | Expected Results | Performance Measures | Source | Notes: | |
|---|---------------------|--|----------------------------|--|---|--|--|---------------|---|
| | UCB/LBNL will: | Lead Entity: | In Partnership with: | For the Benefit of: | For these Results: | Measured by: | Source of Recommendation: | Notes: | |
| <p>Provide research and data support related to affordable housing and displacement mitigation by offering expertise of relevant UCB departments, institutes, faculty and student engagement. This support can happen apart from and ahead of any BGC development.</p> | A | 1) Collaborate with the City to study the feasibility of non-traditional forms of affordable housing (like Community Land Trusts [CLTs], coops, tiny houses, etc); 2) identify preferred models to implement in Richmond; this study is independent of the impact fee and the Anti-Displacement Fund; 3) Identify relevant promising practices to preserve/develop affordable housing, as well as anti-displacement initiatives that have worked in the past 10 years in cities similar to Richmond. | UCB/LBNL; City of Richmond | Community Development Finance Institutions; non-profit developers, Local CLTs support organizations; community partners; UCB departments, institutes and faculty; Richmond community-based organizations | Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations. "Special needs" populations include large families, single-parent households, individuals with disabilities, developmentally disabled, homeless persons and families, re-entry populations" (from Housing Element) | UCB-COR results: A program document that identifies the preferred alternative model for Richmond to develop permanently affordable housing units and that identifies funding opportunities; UCB-COR: Literature and analytic review of policies that have been successful in the last 10 years; COR results: Long term/permanent affordable housing; | The identification (UCB-COR) and implementation (COR) of a preferred alternative/ non-traditional housing model for Richmond to develop permanently affordable housing; COR: x # of public land parcels and property transferred for non-traditional housing program; Long-term affordable housing solutions | Consensus rec | At the November 30th Community Briefing and Open House, many community members noted that Community Land Trusts create permanent affordable housing and help prevent displacement. What is ideal form of governance for Richmond? Coop? City managed? Private entity? (Housing Element: H: 1.3.4.) Community Land Trust Study: to study existing land trusts in Calif, to establish if feasible to create long-term housing; Extensive research needs to be done. Community Briefing input: the CLT was lifted up by community members as a permanent solution to affordable housing. |
| | B | Identify, adopt and apply a consistent set of criteria to evaluate and measure a project's potential to displace residents using demographic/economic data, and other sources. | UCB/ LBNL | City, UCB, community partners | Current residents vulnerable to displacement | Set of defined criteria; A clear understanding of any displacement patterns | Successful identification of displacement potential | Consensus rec | We need models -- a number of affordable housing experts have reported that it is impossible to attribute displacement to any one development; as well, simply measuring displacement beyond anecdotal evidence can be challenging. |
| | C | Consider approaches for the University and the City to establish place-based Initiatives to improve neighborhood amenities and services in low-income and very low-income areas (e.g., partnership research projects) | UCB/LBNL, City of Richmond | Community partners and nonprofits | Households that meet the affordable housing category requirements, with an emphasis on low and very low-income households and special needs populations. | Targeted, place based community revitalization | | Consensus rec | |

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