

Office of the City Manager

INFORMATION CALENDAR

September 16, 2003

To: Honorable Mayor and
Members of the City Council

From: Weldon Rucker, City Manager

Subject: 711 Harrison Street – Request for Fee Deferral – Ursula Sherman Village

INTRODUCTION

The purpose of this report is to inform the Council that a request to waive zoning and building permit-related fees for expansion of the existing homeless facility at 711 Harrison Street was administratively denied; however, a two-year fee deferral was approved. This Information Item provides the Council with the opportunity to call up the item in accordance with the Berkeley Municipal Code (BMC).

CURRENT SITUATION AND ITS EFFECTS

As indicated in the attached letter, the applicant, Building Opportunities for Self-Sufficiency (BOSS) requested a fee waiver of an estimated \$60,000 in zoning fees and \$120,000 in building permit-related fees. The fee waiver was denied; however, a fee deferral was approved, with fees due two years after completion of construction of the first phase of the project.

The Zoning Ordinance allows administrative waiver of zoning fees if the project will provide a significant public service or benefit, and if necessary to make the project economically feasible to construct. A zoning fee deferral was previously -approved administratively and reported to the City Council in an Information Item on their January 22, 2002 agenda.

BMC Chapter 19.62 provides a method to waive or defer building permit-related fees for housing projects that include 25% of the units affordable to low and moderate-income households. The BMC allows the City Manager to take action on this type of request and requires the City Manager to notify the Council of his/her response to the request. The Council may review the City Manager's action and may grant, wholly or in part, or deny the request. The City rarely approves fee waivers, although fee deferrals are often provided. City policy is that if a fee waiver is approved, funding needs to be provided from another source.

BACKGROUND

The Zoning Adjustments Board certified an environmental impact report and approved use permits to expand the existing homeless shelter operated by BOSS from a maximum occupancy of 100 residents to 132 residents. Ursula Sherman Village will provide transitional housing for an additional 16 – 18 families and eight single adults within 10 – 12 shared residential units

located within three new, 2-story buildings. The new buildings include office and other space for various support services for residents, such as counseling, meetings, a village supplies store, and a children's center. The buildings surround a central lawn and patio area. A minor addition to the existing emergency shelter was also approved.

Applicants are encouraged to include fees as part of their grant applications, including when funded by the Housing Trust Fund (HTF). This project is receiving funding from the HTF; however, the project has incurred unusual costs for preparation of an environmental impact report and removal of underground storage tanks, and no funding is currently available for fees.

POSSIBLE FUTURE ACTION

If the City Council disagrees with the decision made by the City Manager, they can place the issue on a future Council agenda for discussion and possible reconsideration of the decision. The deferral will allow the applicant to explore future funding sources to pay the fees, including the Housing Trust Fund.

FISCAL IMPACTS OF RECOMMENDATION

When payment is delayed, the City loses interest that would otherwise accrue. The Permit Service Center fund would lose an estimated \$2,700.00 annually in interest from the recommended fee deferral. If the deferred fees are not paid in the future and a waiver is approved without substitute funding, the City would lose approximately \$180,000.

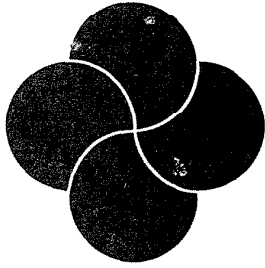
CONTACT PERSON

Wendy Cosin, AICP, Deputy Planning Director 981-7402

Approved:



Dan Marks, Director
Planning and Development Department



www.self-sufficiency.org

Building Opportunities for Self-Sufficiency

using four integrated strategies for our community: HOUSING, HEALTH, ECONOMIC DEVELOPMENT, & SOCIAL JUSTICE

August 14, 2003
Weldon Rucker
Berkeley City Manager
2180 Milvia Street
Berkeley, CA 94704

Thank you for your support

Dear Weldon,

BOSS is developing its Harrison House site as the *Ursula Sherman Village* – see attached project summary. In July 2003, BOSS obtained certification of the project's EIR and ZAB approval for its Use Permit. The ZAB's resolution has not been appealed, and it appears that the project will proceed as planned. In October, BOSS will submit construction documents for *Sankofa* and *Picante Houses* of the US Village. Construction is expected to begin in January 2004.

Below you will find the estimated costs for building permit fees for construction of these two transitional houses, renovation of the existing emergency shelter facilities, and construction of the *Ubuntu Center's* (formerly called Village Center) shared housing and services facilities.

We are requesting a waiver for payment of these permit fees for development of the proposed homeless programs. Due to the nature of the housing BOSS develops the funds we raise are limited and precious. The City's waiver of these fees will allow for BOSS to develop a better project and meet Green Building guidelines.

The following is a breakdown of anticipated project building permit fees:

<i>Village Development Phase</i>	<i>Construction Cost</i>	<i>Building Permit Fees</i>
Sankofa House	775,000	30,003
Picante House	334,000	12,930
Harrison House Family Shelter	248,000	9,601
Harrison House Adult Shelter	477,000	18,466
Ubuntu Center	1,280,000	49,553

TOTAL Anticipated Project Permits & Fees \$120,553

For more information about this request, please call me at 510-599-2180. Thank you so much for consideration of this request.

In peace, & justice.
boona cheema
boona cheema

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1999 Community Leadership Awardee,
San Francisco Foundation

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cc Steve Barton
Roger Asterino
Wendy Cosin

dedicated to helping poor, homeless, and disabled people achieve health
and self-sufficiency, and to fighting the root causes of poverty and homelessness
serving Alameda County since 1971



**Building Opportunities for Self-Sufficiency (BOSS)
Ursula Sherman Village ❖ Executive Summary**

July 2003

Mission

Homeless families and single adults with disabling health and economic barriers engage in a shared living to:

- Promote personal transformation, civility, non-violence, wellness and empowerment
- Build trust, accountability, responsibility
- Practice democracy
- Teach self-help
- Grow community inter-dependence

Objectives

Housing

- Provide 10 units of new shared housing for 16 families and 8 single adults
- Create a mixed use development of transitional shelter, housing and enhanced services as a continuum of care
- Enable BOSS and residents to creatively address issues of homelessness as a community

Support Services

- Replace existing temporary trailers (1,800 sf) with permanent space (4,000 sf)
- Expand services for increased capacity in a cost effective manner and to maximize existing resources
- Provide additional on-site support for existing and new residents

Site Amenities

- Expand laundry room (including solar/wind renewable energy)
- Enlarge storage/pantry space
- Enlarge kitchen

Existing Dormitory Improvements

- Create small sitting areas for dormitories
- Expand men's dormitory space (fewer beds)
- Reconfigure bed/storage areas for privacy and individual storage

Site Master Plan

- Enhance and improve existing facility
- Small scale, 1- and 2-story development
- Separate structures and phases of development
- Campus-like setting

Projects

Housing – 4 integrated projects as 3 stages of shared housing for 132 people:

1. *Harrison House*, renovation of 2 transitional shelters for 46 adults, 5 families to update 25 year-old facility
2. *Sankofa House*, 4 units of transitional housing for 10 single-parent, intact, and large families
3. *Picante House*, 2 units of transitional housing for 2 families, and 2 single adults
4. *Ubuntu Center*, 5 units of shared housing for 6 families and 8 single adults, with Village amenities/services

Resources – 2 new multi-use spaces to implement Village strategies for skill- and community-building:

1. *Children & Youth Center*:
 - Daycare and co-parenting for pre-school children
 - After-school learning for school-aged children
2. *Community Living Room*:
 - *Living Room* - groups, gathering and community expression
 - *Health & Healing* - volunteer health care services
 - *Learning & Teaching* - youth and adults education/training on Village trades, with 'time-dollars'
 - *Village Offices* - leadership development and Village governance in a participant-staff partnership