

1 7. HOUSING AND COMMUNITY HEALTH & SERVICES

2 STRATEGIC STATEMENT¹

3 DOWNTOWN IS A VIBRANT, LIVABLE, AND SUSTAINABLE 4 NEIGHBORHOOD.

5 The Downtown is a cultural and economic center for the City of Berkeley. Recent
6 housing development has made it a vibrant residential neighborhood. As the Downtown
7 will continue to grow under this Plan, it is important that it continue to be a vibrant
8 neighborhood with uses that serve its growing population and by having good transit
9 service to connect residents and visitors to the Downtown, as well as other parts of the
10 city and region. However, Downtown should also continue to be a livable neighborhood
11 by ensuring that new development protects solar access and views and does not
12 detrimentally affect the quality of life of people who live in the area. Also by encouraging
13 infill housing and providing incentives for alternative transportation the Downtown can
14 become a model of sustainability, helping to implement the City’s goals outlined in
15 Measure G to significantly reduce greenhouse gas emissions.

16 People who live Downtown also, on average, have a significantly reduced impact on the
17 environment. The more that transit and everyday needs are available on foot, the less that
18 people need a car, and the generation of greenhouse gases declines.

19 Besides reducing traffic and emissions, reduced vehicle use also makes housing in
20 transit-rich locations more affordable. “The largest category of debt outside of real estate
21 is vehicle debt, which makes up 7.5 percent of all debt . . . [t]he Center for
22 Neighborhood Technology has calculated that decreasing the amount of automobile debt
23 held by families by 2.5 percent could free up enough money to cover more than a million
24 down payments on the average first home. If used in this way, the decrease in
25 automobile debt could increase the home ownership rate in the United States by one
26 percent” (Surface Transportation Policy Project).

27 **Diversity.** Not all housing is the same and housing needs vary considerably within
28 Berkeley. Even the same person needs different forms of housing as they pass through
29 different stages of life. Given this need for diverse housing types, what unique
30 opportunities are presented by Downtown to meet those needs? Berkeley’s
31 demographics suggest the need to provide a broad spectrum of housing in Downtown.

¹ DAPAC members requested data that is more recent and helps support these points.

32 There is a visible need to serve those who are homeless and marginally housed. In
33 addition to these very low-income households, those on fixed incomes and many
34 moderate- and lower-income working class households are being priced out of the local
35 housing market. As housing prices soar, the city is becoming increasingly affluent and
36 less diverse. For example, from 1990 and 2000, the proportion of African American
37 households in Berkeley decreased from ___ to ___. Berkeley is home to aging baby-
38 boomers who, on the whole, would like to remain in Berkeley but who no longer need or
39 want larger single-family homes, and increasingly seek downtown-like settings where
40 they can meet most of their daily needs on foot and have access to culture and events.
41 Downtown cultural stakeholders (including the Berkeley Rep, BAM/PFA, Magnes
42 Museum, etc.) have expressed concern that the loss of Berkeley “boomers” to other
43 locations (such as San Francisco) could erode their patron base and their ability to deliver
44 programs to people of all incomes. Furthermore, affluent households in the Downtown
45 would strengthen support for the arts, as well as Downtown retail.

46 Some housing types can be met through the workings of the market. The issue for public
47 policy is how to shape and harness the market to meet other goals for Downtown and
48 especially the housing needs of lower-income people who cannot afford to live in
49 Berkeley.

50 Unless the City takes extraordinary actions to create a large stock of permanently
51 affordable housing that is rented or sold at below-market rates, the Berkeley of the future
52 will have less racial diversity and a much higher-income population. Berkeley is fast
53 losing its economic and cultural diversity. Artists who work in the growing arts district
54 will live elsewhere, as will people who work at the University, attendants who assist
55 people with severe disabilities, and people who staff Berkeley’s many nonprofit
56 organizations that provide social services and generate social innovations.

57 **Affordability.** The most basic housing problem facing Berkeley has to do with housing
58 prices that have increased and continue to increase relative to household income, along
59 with a gradual loss of existing relatively affordable units over time. Lack of affordability
60 faces both renters and potential homeowners, especially first-time buyers. The Bay Area
61 is already one of the most expensive places to live in the country. Berkeley’s central
62 location in the Bay Area and its culture and reputation make it an attractive location for
63 many people to live. Add to this the relative abundance of stable jobs and a world-class
64 University and research institution, and good schools, and the increasing demand for
65 homes with a Berkeley address, and it means an ongoing demand that generally exceeds
66 supply, increasing prices here over other nearby communities. The resulting high home
67 prices and rents have created a situation where many current Berkeley residents could not
68 afford to live here if they were only now trying to find a home in Berkeley. This is a
69 particularly serious problem for those on fixed incomes or those disabled and dependent

70 on Supplemental Security Income (SSI) who could spend virtually their whole incomes
71 paying what is considered a HUD defined “fair market rent” for an efficiency apartment
72 in Berkeley.

73 The City’s response to the housing affordability problem is to encourage efforts to
74 increase the number of permanently affordable below-market housing units. The City of
75 Berkeley’s two major affordable housing production programs are its Housing Trust
76 Fund (HTF) loan program and the City’s Inclusionary Housing Requirements (required
77 for new construction by ordinance). Under the inclusionary ordinance, 20% of the units
78 in an apartment project have to meet specified affordability requirements. In a rental
79 project, one-half of the inclusionary units (ten percent of the units in the project) must be
80 affordable to “very low” income households, with an income not exceeding 50% of the
81 Area Median Income (AMI). For a two-person household in this category, the income
82 ceiling (2007) is \$33,500 and allowable rent levels for typically sized units would range
83 from \$734 to \$938. The other half of the inclusionary units must be affordable to a
84 household with an income not exceeding 80% of AMI. For a two-person household in
85 this category, the income ceiling is \$53,600 and allowable rent levels for typically sized
86 units would range from \$1,174 to \$1,340 (2007).

87 In a condominium project, the units must be affordable to households with an income not
88 exceeding 80% of AMI. Allowable inclusionary condominium prices range from
89 \$140,000 to \$233,300 depending on the size of the unit. (For example \$160,800 for an
90 800 square foot unit and a maximum of \$233,300 for any unit over 1,200 square feet.)
91 Inclusionary units are subject to resale restrictions, which limit the resale price to the
92 original price adjusted by the increase in the Consumer Price Index. Starting in 2006,
93 developers of condominium projects who do not obtain a density bonus may exercise an
94 “in-lieu” fee option under the City’s inclusionary ordinance. Under this option,
95 developers pay a fee equal to 62.5% of the difference between the allowable inclusionary
96 price and the actual sales price of an inclusionary unit. The in-lieu fees go into the City’s
97 Housing Trust Fund, which provides housing for very-low and low-income households.
98 In-lieu fees for moderately-priced projects are in the range of \$200,000 per unit.

99 The City’s inclusionary requirements approach what is needed to qualify for a 35%
100 density bonus under State law. This has important implications for urban form
101 dimensions because City regulations for multi-family housing (and mixed use) are based
102 on allowable building envelope (minimum setbacks and maximum heights) rather than
103 the more typical units per acre standard, and the incentives required under the State
104 Density Bonus law generally require the City to allow expansion of that envelope. In
105 short, the State Density Bonus law has increased de facto height limits in the City for
106 those projects that take advantage of the law.

107 In contrast to using inclusionary requirements to attain more affordable housing, the
108 City’s Housing Trust Fund subsidizes housing projects that target these severely
109 disadvantaged populations, by calculating maximum rents based on 60% AMI or less,
110 depending on the terms imposed by the City. To receive HTF loans, housing developers
111 agree to conditions that restrict rent and/or resale prices. Affordable housing developers
112 use the City’s investment to leverage State and Federal resources. The housing
113 developers that borrow from the Housing Trust Fund also respond to the needs of very
114 low-income households and the homeless by delivering supportive services that foster
115 self-sufficiency such as: treatment for substance abuse, life-skills training (e.g.,
116 grooming, and personal finances), and job-skills training, job counseling, and placement.
117 The Housing Trust Fund is presently funded primarily by Federal block grants that
118 provide approximately \$1.5 million annually, and in need of new sources of revenues. Its
119 activities could be expanded using development fees, including “in-lieu fees” where
120 alternatives to inclusionary units might be appropriate.

121 **Homelessness.** Downtown Berkeley has a high concentration of homeless individuals
122 relative to most places in the Bay Area. 86% of Berkeley’s homeless persons are single
123 adults, whereas half of the county’s homeless are families. In Berkeley, 64% of homeless
124 persons are chronically homeless, meaning they’ve experienced long-term homelessness,
125 compared with chronic homelessness among only 25% of Alameda County’s homeless
126 population. In addition, an unusually large proportion of Berkeley’s homeless population
127 is male, and Berkeley is also home to a high concentration of transient teens.

128 Essential reasons for homelessness are diverse, and include structural factors such as the
129 high cost of housing, lack of permanent full-time employment, inconsistent access to
130 health care, personal factors (such as financial emergencies, evictions, and abusive home
131 environments), and disabilities (such as mental illness and substance abuse). Because so
132 much of Berkeley’s homeless populations have experienced the trauma of long periods of
133 homelessness and may have one or more disabilities, effective housing strategies must
134 combine housing and social services to succeed. This is referred to as “permanent
135 supportive housing” and funding must be found to pay the ongoing costs of both services
136 and housing subsidies. While the City’s Housing Trust Fund can help deliver housing
137 that rents at far below market rents, extremely low income people require additional
138 subsidy, since they can not even pay a rent that covers the operating and maintenance
139 costs of a fully subsidized building.

140 Increasing interest is being given to getting homeless people housed as quickly as
141 possible (without regard to their level of functioning or interest in receiving services) so
142 that they can be safe and receive supportive services. Presently, the City’s budget
143 earmarks more than 2 million dollars for homeless programs (from local, State, and
144 Federal sources), with 61% funding emergency services – a cost that could be reduced

145 through a Housing First approach. Housing Department staff has been seeking to redirect
146 funds (though this is difficult with so little) to create programs for permanent housing.

147 Another area of interest is SROs, or Single Room Occupancy residences. In SROs
148 residents share bath and kitchen facilities, which reduces construction costs considerably.
149 In the last twenty years, San Diego has added dramatically to its very low-income
150 housing stock through the construction of SROs, primarily in its large downtown. Built
151 to high design standards, San Diego's SROs are integrated seamlessly throughout its
152 downtown, including a high concentration of SROs throughout its Gaslamp District.

153 **Community Services.** As a community, Berkeley has historically demonstrated a great
154 commitment to helping people who are in need and has prioritized access to services. As
155 a result, many social services are delivered in and around Downtown. Programs serve:
156 persons with physical and mental disabilities; persons recovering from drug and alcohol
157 abuse, individuals needing job skills and assistance in getting employment, and
158 individuals and families who are homeless and/or hungry. Supportive social services are
159 also crucial to address the special needs of single parents, such as childcare centers, and
160 childcare programs for sick children which allow parents to work. In these and other
161 ways, social services are essential for gaining and maintaining economic self-sufficiency.
162 Finally, there are many services for youth in Downtown. There are many nonprofit
163 providers who deliver these services, many of whom are funded partially with City funds.
164 The City of Berkeley funds nine employment training and placement community-based
165 organizations. These agencies target low-income residents, including non-English
166 speakers, disabled residents, veterans, single parents, welfare recipients, young people,
167 and persons displaced from their homes due to job layoffs or personal emergencies.
168 These agencies offer a variety of job training and placement services. First Source
169 connects low-income Berkeley residents with local job opportunities; any new
170 development over 7,500 square feet is required to participate with construction jobs and
171 jobs created with any new business. YouthWorks connects youth with area businesses
172 through summer and year-round training and apprenticeships. Berkeley High School
173 students receive an array of service on campus, including health care, counseling, and
174 college preparation services. The YMCA also contributes in significant ways, with a
175 variety of social programs that go beyond the recreational programs for which it is
176 known.

177 Berkeley has the highest concentration of people living with mental illnesses within the
178 County of Alameda (factoring in both housed and homeless individuals). The City is one
179 of only a few California cities that provide public health and mental health services.
180 Berkeley is also home to myriad homeless and social services. The rich array of services
181 available, compared to its size, makes Berkeley a desirable place to live for people of all
182 socio-economic backgrounds, including homeless people.

183 In addition to government and nonprofit organizations, the University of California
184 contributes social service resources that serve the broader community from locations in
185 and near Downtown. Cal Corps connects students to public service opportunities
186 throughout the Bay Area (<http://students.berkeley.edu/osl/calcorps.asp>). The Suitcase
187 Clinic provides a drop-in health care clinic to promote the health and well-being of
188 Berkeley's homeless and low-income individuals. Located in Downtown Berkeley,
189 University Extension (www.unex.berkeley.edu/dept/edu/learn.html) provides a learning
190 clinic to help families working with the kinds of learning difficulties that stand in the way
191 of timely academic progress. A searchable database of University programs in the
192 community can be viewed at <http://calinthecommunity.berkeley.edu/>.

193 Social service providers operate out of facilities distributed throughout the Downtown.
194 Many services are provided in the Veterans Building, which is in need of extensive work
195 to reduce its seismic hazard to acceptable levels.

196 Among the issues that must be addressed is the perception by some people that
197 Downtown is unsafe and that there is an excess of threatening, aggressive, and abusive
198 behavior. There is broad agreement in the community that such behavior is unacceptable
199 regardless of who it comes from, whether it is high school students, homeless youth,
200 those with substance abuse problems, those with other disabilities, or others. However,
201 enforcing appropriate standards of behavior is a much more complex issue.

202 Addressing both the perception and the reality of inappropriate behavior by some in
203 Downtown requires a community effort that involves various City departments, the
204 School District, the merchants, and the nonprofit agencies that provide services. The
205 Downtown community as a whole must take responsibility for making clear what
206 behavior is unacceptable in Downtown, and for enforcing reasonable standards of
207 behavior. Much can be accomplished by informing merchants, residents, and other
208 stakeholders, of ordinances and programs that are already in place -- along with clear
209 instructions and direct connections to someone who can address inappropriate behavior
210 or unsanitary or unsafe situations.

211 Finally, there are many things that the City can do directly. Cleaning and landscaping
212 could occur more frequently, public restrooms could be more available, and street
213 improvements can be designed to avoid "appropriation" of areas by small groups instead
214 of feeling available to passersby.

215 **Community Health.** A 2006 City of Berkeley study showed significant disparities in
216 access to health services to the community that are at least in part responsible for
217 significant disparities in the health of certain populations. Despite the City's efforts to
218 make health care available for those who need it, African American and Hispanic

219 households have far less access to health care services and are, on average, less healthy.
220 This is a citywide issue, not just a Downtown issue. But Downtown is centrally located
221 and is the location where one of the more significant providers of some health services,
222 Herrick Hospital, is located, as well as other health services. In addition, as noted above,
223 Downtown has more than its share of homeless and other at-risk populations with little
224 access to health care.

225 Downtown is already playing an important role as a location for the provision of health
226 care services, and could provide an even more significant role in the future. As a result
227 of State laws related to meeting tough earthquake safety standards for hospitals, it is
228 possible that Herrick Hospital, now a division of Sutter Health, may not be able to
229 feasibly meet those standards, and therefore may be phased out. In the event that Herrick
230 cannot be retained as a hospital, it could serve other community health service needs, to
231 close the disparity gap that the city experiences. That process should be a population-
232 based approach to health services planning rather than a market-based approach and
233 should seek to preserve the prospects for a coherent infrastructure for the provision of
234 universal services.

235 The University is also considering establishing a “health campus” at the former
236 Department of Health Services (DHS) site at Hearst and Shattuck. While the University
237 already provides many health services to the community, establishing a more central and
238 accessible location Downtown in a more focused campus environment is a significant
239 opportunity for the University to partner with the community to improve access and
240 availability of some health services. The University could provide some significant help
241 in providing health care in the city and should be a partner in the planning for health
242 service needs as described above.

243 **GOALS & POLICIES**

244 **GOAL HC-1: ENCOURAGE DOWNTOWN AS A THRIVING, LIVABLE,** 245 **DIVERSE RESIDENTIAL NEIGHBORHOOD**

246 **Policy HC-1.1.** Encourage uses that allow Downtown residents to meet daily needs on
247 foot, such as a grocery store, day care, and recreation opportunities. (See also “Land
248 Use.”) The grocery store(s) should be full-service with healthy food at reasonable prices.

249 **Policy HC-1.2.** Establish new standards to set aside some portion of the ground floor of
250 new projects for neighborhood-serving retail, community space, and/or accessible
251 courtyards. Allow for the payment of in-lieu fees for such uses off-site to provide open
252 space and recreational uses elsewhere in the Downtown when providing on-site open
253 space is either infeasible or inappropriate.

254 **Policy HC-1.3.** Establish standards and guidelines to ensure that solar access is provided
255 through appropriate building form, such as through the use of building setbacks and
256 setbacks, and midblock courtyards and walkways.

257 **Policy HC-1.4.** Modify residential open space standards to ensure that new development
258 includes a sufficient amount of usable open space for residents.

259 **GOAL HC-2: MAINTAIN GOOD QUALITY OF LIFE FOR RESIDENTS OF**
260 **ALL AGES, AND THE ENJOYMENT OF SHOPPERS AND OTHER**
261 **DOWNTOWN USERS, BY PREVENTING AND ELIMINATING NOISE**
262 **SOURCES THAT EXCEED DECIBEL STANDARDS, DURING DAYTIME AND**
263 **NIGHTTIME HOURS IN THE DOWNTOWN AND SURROUNDING**
264 **RESIDENTIAL AREAS**

265 **Policy HC-2.1.** Recognizing that Downtown is different from other residential
266 neighborhoods in that it is intended to have a higher intensity of overall activity,
267 including nighttime activity (such as restaurants and music venues), establish a standard
268 for sound insulation and for minimizing structural mechanical noise with best available
269 technologies to maximize the livability of Downtown residences. Study the relationship
270 between building form and materials and noise, and incorporate best practices for
271 reducing and mitigating noise into the Downtown Design Guidelines.

272 **Policy HC-2.2.** The City shall be proactive in enforcing construction activity rules
273 regarding noise and hours of work, due to the comparatively high level of expected
274 ongoing construction activity in Downtown.

275 **Policy HC-2.3.** The City shall create a noise map of the Downtown Area and
276 surrounding blocks, and update the map regularly to assess changes in noise levels and
277 the effectiveness of noise mitigation measures. In addition, available data from prior
278 years should be used to determine, if possible, changes in noise patterns and the reasons
279 for them.

280 **GOAL HC-3: OFFER DIVERSE HOUSING OPPORTUNITIES FOR PERSONS**
281 **OF DIFFERENT AGES AND INCOMES, HOUSEHOLDS OF VARYING SIZE**
282 **AND THE DISABLED, AND GIVE DOWNTOWN A SIGNIFICANT ROLE IN**
283 **MEETING BERKELEY'S CONTINUING NEED FOR ADDITIONAL HOUSING.**

284 **Policy HC-3.1.** Allow for significant housing development in Downtown.

285 **Policy HC-3.2.** Explore options for expanding the range of affordable housing
286 opportunities in Downtown by encouraging innovative housing types, including limited
287 equity cooperatives, co-housing, housing land trusts, and other options.

288 **Policy HC-3.3.** Provide for greater housing opportunities to ensure more diversity of
289 residents by developing and applying minimum unit size and minimum bedroom size
290 guidelines for all new housing types in the Downtown.²

291 **Policy HC-3.4.** Amend the requirements for inclusionary housing, in the Downtown
292 Area, to limit the ability for students who can be claimed as a "dependent" on Federal tax
293 returns by a parent or guardian to be eligible for renting inclusionary units so as to
294 provide more affordable housing opportunities for long-term low-income residents and
295 families. Grant an exception for students who are dependents in low-income families.³

296 **Policy HC-3.5.** Provide incentives, either through down payment assistance or through
297 regulations, for affordable home ownership opportunities for long-term, low- and
298 moderate-income households.

299 **Policy HC-3.6.** Create incentives and direct subsidies for the creation of affordable
300 housing for seniors and related supportive services.

301 **Policy HC-3.7.** Encourage affordable housing and universal design for the disabled in
302 Downtown where there is convenient access to transit and services.

303 **Policy HC-3.8.** Encourage the creation of faculty, staff, and student housing on
304 properties presently owned by the University of California, especially along the Durant
305 frontage of the Tang Center parking lot, where it should have a residential scale
306 consistent with the nearby Southside area.

307 **Policy HC-3.9.** Explore City-UC partnerships that would deliver faculty, staff and
308 student housing in Downtown.

309 **Policy HC-3.10.** Encourage diverse housing types to serve both current and new
310 Berkeley residents desiring to live in a more central location.

311 **Policy HC-3.11.** Include market-rate ownership housing to generate substantial in-lieu
312 fees to help pay for low-income housing and low-income services.

² Staff concern: Minimum unit and bedroom sizes in the zoning ordinance lacks flexibility in application (often leading to unintended consequences). Instead, staff recommends establishing guidelines.

³ Staff concern: This draft policy deals with an issue that is not specific to the Downtown. While it may be an appropriate revision to citywide policy, it is not seem appropriate in the Downtown Area Plan.]

313 **GOAL HC-4: PRESERVE EXISTING AFFORDABLE HOUSING DOWNTOWN**
314 **AND EXPAND THE SUPPLY OF AFFORDABLE HOUSING TO LOW-**
315 **INCOME, VERY LOW-INCOME AND WORKING-CLASS HOUSEHOLDS IN**
316 **DOWNTOWN.**

317 **Policy HC-4.1.** Recognizing that there is a need for more housing and that existing
318 housing is typically more affordable and subject to rent control, actively enforce existing
319 policies and establish new policies to prevent the displacement of existing housing in the
320 Downtown area, except where replaced by an equivalent number of permanent similarly
321 affordable dwelling units.

322 **Policy HC-4.2.** Create incentives, such as modifying development standards and
323 providing financial subsidies (such as Housing Trust Fund revenue), for the acquisition
324 and rehabilitation of existing buildings, in order to maintain their affordability and
325 provide more affordable housing for low-income residents in the Downtown.

326 **Policy HC-4.3.** Buildings having a height that exceeds 65 feet should deliver affordable
327 housing units beyond what is required under existing (2007) affordable housing
328 requirements: residential mixed-use projects should exceed the City's 2007 affordable
329 housing requirements (i.e. the 20% Inclusionary Ordinance requirement); and
330 office/commercial mixed-use projects, should pay day care fees and housing mitigation
331 fees that accurately reflect the cost of housing in Berkeley. (See Policy LU-1.3 and -1.4.)

332 **Possible Implementation Measure:** Review and update the existing
333 nexus study for affordable housing mitigation fees, so that fee amounts
334 can be adjusted to accurately reflect the cost of housing in Berkeley.

335 **Policy HC-4.4.** Ensure that new condominium construction contributes to meeting the
336 city's demand for affordable housing by maintaining the *existing* in-lieu fee standard. The
337 existing standard should also apply to high-end condominium projects.⁴

338 **Policy HC-4.5.** Amend the Housing Trust Fund guidelines to require that a significant
339 portion of all in-lieu fee revenue generated from Downtown projects go towards
340 permanently affordable housing in the Downtown area.

⁴ Staff concern: Staff does not support specifying use of the “existing” (i.e. 2007) housing in-lieu fee standard into perpetuity for the Downtown Area. In-lieu fee standards area matter of Citywide importance, which is currently under consideration.

341 **Policy HC-4.6.** Identify opportunities to expand permanent housing with supportive
342 services in the Downtown Area, such as through the use of permanent supportive housing
343 similar to HUD’s “Shelter Plus Care” program.

344 **Policy HC-4.7.** Develop strategies for rehabilitating and maintaining the existing supply
345 of Single Room Occupancy Housing (SRO) in Downtown.

346 **Policy HC-4.8.** Identify sites and long-term funding to support the development of and
347 ongoing provision of services for new SROs and other permanent supportive housing
348 models to meet the needs of very low-income single individuals.

349 **Policy HC-4.9.** Designate the City-owned Berkeley Way lot as a housing opportunity
350 site, targeted toward meeting the housing needs of homeless individuals and families
351 (pursuant to Policies HC-4.4 and HC-3.5). Any project on this site should be a “green”
352 demonstration project with a "zero-carbon" (or net-zero energy footprint). (See also
353 related Environmental Sustainability policies.)

354 **Policy HC-4.10.** The City should promote access to permanent housing for homeless
355 individuals and families -- to promote housing stability for tenants of all functional levels
356 through the provision of appropriate supportive services.

357 **Policy HC-4.11.** If sufficient fees are generated, permit use of some revenue for
358 additional permanent supportive housing in other areas of Berkeley.

359 **GOAL HC-5: DELIVER IN DOWNTOWN EFFECTIVE AND**
360 **COMPASSIONATE SERVICES FOR SENIORS AND YOUTH, AND PERSONS**
361 **WITH SPECIAL NEEDS, INCLUDING INDIVIDUALS WHO ARE HOMELESS,**
362 **HAVE PHYSICAL AND/OR MENTAL DISABILITIES, AND/OR SUFFER**
363 **FROM SUBSTANCE ABUSE.**

364 **Policy HC-5.1.** Continue existing and encourage new uses that serve youth within the
365 Downtown, including recreation facilities (such as the YMCA, High School, and
366 existing/future parks) and commercial enterprises (such as laser tag, game stores, and
367 video arcades). The City should establish a year-round youth shelter to address the
368 needs of homeless and transitional youth, and youth hostels to address transient youth.

369 **Policy HC-5.2.** Work in partnerships with Berkeley High School, Berkeley City
370 College, the YMCA, the Adult School, UC Berkeley, and other organizations to provide
371 healthful activities, counseling, career planning, job training/placement, medical, and
372 other beneficial services for teens and young adults. Support initiatives where teens and
373 young adults can contribute to the Downtown through internships and civic activities.

374 **Policy HC-5.3.** Work in partnerships with public and private institutions nonprofit
375 organizations, and employers in Downtown to provide job training, to further improve
376 and expand life-skills (such as parenting, grooming, and personal finances); and to
377 provide other job-skills programs (such as employment counseling, referrals, placement,
378 and retention). Such programs should focus on Downtown due to its convergence of
379 organizations and jobs in a highly accessible location.

380 **Policy HC-5.4.** As the population of seniors increases in the Downtown, the City should
381 work in partnerships with Berkeley City College, the YMCA, UC Berkeley, and other
382 organizations to ensure that appropriate services are available and accessible to them.

383 **Policy HC-5.5.** Seek funding to seismically retrofit the Veterans Building and
384 modernize the social service facilities it contains. Social services should be available in
385 the Downtown 24 hours per day.

386 **Policy HC-5.6.** The City will work with telecommunications providers to ensure that
387 public telephones are available and accessible throughout the Downtown in safe
388 locations.

389 **Policy HC-5.7.** The City will work with telecommunications providers to consider
390 emergency call boxes or other publicly accessible emergency response devices in
391 Downtown, and to implement their installation if they are shown to convey substantial
392 public benefit and are feasible.

393 **GOAL HC-6: IN PARTNERSHIP WITH THE COMMUNITY, PROVIDE A**
394 **SAFE, CLEAN AND ATTRACTIVE DOWNTOWN.**

395 **Policy HC-6.1.** Establish community-appropriate standards of behavior and maintain a
396 common commitment to enforcing those standards.

397 **Possible Implementation Measure:** Distribute public information
398 summarizing existing ordinances pertaining to street behavior; provide
399 clear instruction on how to report aggressive behavior and
400 unsanitary/unsafe conditions; and engage merchants, other stakeholders,
401 the Police Department, mental health and social service providers, and
402 homeless advocates in defining critical issues and actions.

403 **Possible Implementation Measure:** Provide adequate public toilets
404 available 24/7 in the Downtown with clear signage, and ensure their
405 ongoing maintenance, security, and frequent cleaning.

406 **Possible Implementation Measure:** Establish easy mechanisms for direct
407 communication between Downtown community stakeholders and police
408 or other service personnel to encourage rapid response to unsafe
409 conditions or inappropriate behavior.

410 **Policy HC-6.2.** Consider ways to expand the capacity for cleaning and landscape
411 maintenance while, at the same time, expanding job training and social service
412 opportunities to serve Downtown businesses and the Downtown environment.

413 **Policy HC-6.3.** Work in partnership with BHS and students, parents, teachers, staff and
414 merchants to consider what constitutes appropriate behavior and to encourage it in
415 Downtown -- for students and adults alike.

416 **Possible Implementation Measure:** Encourage cooperative action
417 between the City of Berkeley, the Berkeley Unified School District, and
418 Berkeley High School staff, using the existing "2 by 2" Committee.

419 **Possible Implementation Measure:** Encourage collaboration among all
420 of the public agencies in Downtown, including the City, BART Police, UC
421 Police, and BHS Staff, to help enforce the established standards
422 throughout the Downtown during lunch hours and after school.

423 **Possible Implementation Measure:** Expand and create new opportunities
424 for students to engage in community service (such as clean-ups, social
425 programs, etc.) and problem solving.

426 **Policy HC-6.4.** Develop design guidelines that encourage the use of public areas through
427 public access, visibility, and pedestrian-scale and storefront lighting. Encourage outdoor
428 dining and consider modifying regulations to permit some merchandizing in front of
429 businesses.

430 **GOAL HC-7: MAINTAIN AND EXPAND INTEGRATED HEALTH SERVICES**
431 **AVAILABLE IN DOWNTOWN TO ADDRESS HEALTH INEQUITIES.**

432 **Policy HC-7.1.** Work with Herrick Hospital to retain it as a health facility; if it is to be
433 closed as a hospital, the City should ensure that the site continues to provide integrated
434 health services to the community.

435 **Policy HC-7.2.** In the event of the potential closing of Herrick, the City should engage in
436 an open, inclusive and transparent process for assessing the City's health services needs --
437 and the role that the Herrick site might play.

438 **Possible Implementation Measure:** Community health needs will be
439 defined in a comprehensive and inclusive manner, so that acute and long-
440 term chronic and life-threatening conditions are included such as cancer,
441 diabetes, etc.

442 **Policy HC-7.3.** The City will take the lead in encouraging UC to develop a health
443 campus on the former Department of Health Services (DHS) site, which would contain
444 facilities that help meet the city’s health needs directly (such as through community-
445 oriented clinics and internships) or indirectly (such as through public health research
446 targeting urban problems relating to homelessness, substance abuse, etc.).

447 **Policy HC-7.4.** Encourage collaboration among all of the public, non-profit and for-
448 profit agencies in Downtown that provide health-related services, including the City, the
449 YMCA, nonprofit and for-profit health-related organizations, the University of
450 California, various transportation agencies, and other service providers, to address the
451 needs of those who are most negatively affected by fragmentation of health services.