

3462

7. HOUSING AND COMMUNITY HEALTH & SERVICES

3463

STRATEGIC STATEMENT

3464

A VIBRANT, LIVABLE AND SUSTAINABLE URBAN NEIGHBORHOOD

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Significant housing growth is transforming Downtown into a vibrant neighborhood, and strengthening
3466 Downtown as a cultural and economic center. New residents are helping to support Downtown's
3467 emergence as a truly great residential neighborhood with a wide variety of retail shops, restaurants,
3468 and services.

3469

While many downtowns "roll up the sidewalks" at night and at weekends, housing bring more people
3470 who make Downtown more livable for anyone who is in Downtown at any hour. Housing makes
3471 streets more active and retail shops more viable. Streets and other public open spaces are safer
3472 when housing looks out over them. Housing also generates resident stakeholders who take an active
3473 interest in maintaining a safe and attractive place.

3474

Downtown's "livability" is paramount to its success as a vibrant neighborhood. Shops, restaurants,
3475 services, and public open space are essential for serving Downtown's growing population. Theaters,
3476 cinemas, and museums give Berkeley's Downtown unique advantages – as does Downtown's
3477 position as a transit hub for buses and BART. Downtown's livability also depends on sunny attractive
3478 streets and views of the hills, as well as having sufficient sunlight and community amenities
3479 associated with each residential unit.

3480

Downtown housing contributes substantially toward environmental sustainability and plays a central
3481 role toward implementing Berkeley's Measure G goals to dramatically reduce greenhouse gas
3482 emissions, as set forth in Berkley's Climate Action Plan. The "environmental footprint" for people who
3483 live in high-density downtown environments near transit is, on average, significantly less that people
3484 who live in other kinds of places in the Bay Area. With anticipated housing growth, a residential
3485 household in Downtown Berkeley can be expected to drive one-third as much as a household in
3486 urban neighborhoods such as Berkeley's Elmwood or Northbrea, and one-eighth as much as in
3487 suburban locations (Holzclaw et al, *Location Efficiency: Neighborhood and Socio-Economic*
3488 *Characteristics Determine Auto Ownership and Use*, 2002.) The more that transit and everyday
3489 needs are available on foot, the less that people need a car. (Downtown's environmental advantages
3490 are also discussed in the Environmental Sustainability chapter.)

3491

Besides reducing traffic and emissions, reduced vehicle use also makes housing in transit-rich
3492 locations more affordable. The average American spends 19.3 cents of every dollar on
3493 transportation, 95% of which goes toward the costs of owning and operating an automobile.
3494 Transportation spending for a household is second only to housing expenses, and is three times
3495 higher than health care expenditure. The Bureau of Transportation Statistics estimates that taking
3496 transit rather than driving can save an average household thousands of dollars per year, leaving more
3497 household income to spend on housing or other needs (Surface Transportation Policy Project, 2003.)

3498 **RESIDENTIAL DIVERSITY**

3499 Housing needs and preferences vary considerably within Berkeley. They are a function of family size,
3500 income, age, ability, and other factors. Even the same person needs different forms of housing as
3501 they pass through different stages of life. Given demand for diverse housing types, what unique
3502 opportunities are presented by Downtown? Berkeley's demographics and concern for social equity
3503 suggest the need to provide a broad spectrum of housing in Downtown. There is a visible need to
3504 serve those who are homeless and marginally housed. In addition to these very low-income
3505 households, those on fixed incomes and many moderate- and lower-income households are being
3506 priced out of the local housing market and members of Berkeley's workforce increasingly live
3507 elsewhere. As housing prices soar, the city is becoming increasingly affluent and less diverse. For
3508 example, from 1990 to 2000, the percentage of the Berkeley population that was African American
3509 decreased from 18.8% to 13.5%. (US Census, STF/SF3).

3510 Berkeley is also home to aging baby-boomers, many of whom would like to remain in Berkeley but
3511 will no longer need or want larger homes or a yard. Downtown offers a unique opportunity for them to
3512 meet their daily needs on foot and have access to culture and events. With higher discretionary
3513 incomes than the many students who presently live Downtown, housing for this demographic group
3514 will help fuel Downtown's retail revitalization. Furthermore, Downtown cultural stakeholders (such as
3515 the Berkeley Repertory Theater and Magnes Museum) have expressed concern that if Berkeley's
3516 "boomers" are lost to other locations (such as San Francisco) their patron base will erode as will their
3517 ability to deliver programs to people of all incomes.

3518 While some housing types can be met through the workings of the market, DAP policies seek to
3519 shape and harness the market to meet other goals and especially meeting the housing needs of
3520 lower-income people. Unless the City takes extraordinary actions to create a large stock of
3521 permanently affordable housing that is rented or sold at below-market rates, Berkeley will become a
3522 less diverse community.

3523 **HOUSING AFFORDABILITY**

3524 The most basic housing problem facing Berkeley is housing prices that have increased and continue
3525 to increase relative to household income, along with a gradual loss of existing relatively affordable
3526 units over time. While in 1990 94% of renter-occupied housing units were rented for under \$1,000, in
3527 2000 that percentage had decreased to 74% (US Census, STF/SF3). Lack of affordability faces both
3528 renters and potential homeowners, especially renters with very low incomes and aspiring first-time
3529 buyers. The Bay Area is already one of the most expensive places to live in the country. Berkeley's
3530 central location in the Bay Area and its culture and reputation make it an attractive location for many
3531 people to live. Add to this the relative abundance of stable jobs and a world-class University and
3532 research institution, and good schools, and the increasing demand for homes with a Berkeley
3533 address, and it means an ongoing demand that generally exceeds supply, increasing prices here over
3534 other nearby communities. The resulting high home prices and rents have created a situation where
3535 many current Berkeley residents could not afford to live here if they were only now trying to find a
3536 home in Berkeley. This is a particularly serious problem for those on seeking housing while
3537 attempting to support themselves with low, often fixed, incomes, such as federal Supplemental
3538 Security Income (SSI), for persons with disabilities. These households can spend virtually their whole
3539 incomes paying "fair market rent" for an efficiency apartment in Berkeley.

3540 The City encourages construction of permanently affordable below-market housing units through two
3541 major programs: the City's Inclusionary Housing requirements (required for new construction by
3542 ordinance) and its Housing Trust Fund (HTF) program. Under the Inclusionary Housing ordinance,
3543 20% of the units in an apartment project have to meet specified affordability requirements. In a rental
3544 project, one-half of the inclusionary units (i.e., ten percent of a project's units) must be affordable to
3545 "very low" income households, with an income not exceeding 50% of the Area Median Income (AMI).
3546 (For a two-person household in this category, the 2007 income ceiling was \$33,500 and allowable
3547 rent levels for typically sized units ranged from \$734 to \$938.) The other half of the inclusionary units
3548 required must be affordable to a household with an income not exceeding 80% of AMI. (For a two-
3549 person household in this category, the 2007 income ceiling was \$53,600 and allowable rent levels for
3550 typically sized units ranged from \$1,174 to \$1,340.

3551 **Inclusionary Requirements.** The City's 20% inclusionary requirements approach the proportion of
3552 low-income housing that qualifies projects for density bonus of as much as 35% under State law. As
3553 City regulations for multi-family housing are based on the building envelope under the City's Zoning
3554 Ordinance, the State density bonus can sometimes require the City to expand the normally allowed
3555 building envelope. .

3556 In a condominium project, inclusionary units must be affordable to households with an income not
3557 exceeding 80% of AMI. In 2007, allowable inclusionary condominium prices ranged from \$140,000 to
3558 \$233,300 for units from 800 to 1,200 square feet. Inclusionary units are subject to resale restrictions
3559 that limit resale to the original price adjusted using the Consumer Price Index.

3560 In Lieu Fees and the Housing Trust Fund. Starting in 2006, developers of condominium projects may
3561 exercise an "in-lieu" fee option under the City's Inclusionary ordinance, in lieu of delivering low-
3562 income inclusionary housing within the project. Under this option, developers pay a significant fee (in
3563 2009, the fee is 62.5% of the difference between the allowable price of an inclusionary unit had it
3564 been built within the project, and the actual sales price of the market-rate unit sold). The in-lieu fees
3565 go into the City's Housing Trust Fund, which provides housing for very-low and low-income
3566 households. In 2009, the in-lieu fees for moderately-priced projects are roughly \$200,000 per unit.

3567 In contrast to using inclusionary requirements to attain more affordable housing within each
3568 development project, the City's Housing Trust Fund (HTF) subsidizes housing projects that target
3569 severely disadvantaged populations. To receive HTF loans, housing developers agree to conditions
3570 that restrict rent and/or resale prices. Affordable housing developers use the City's investment to
3571 leverage State and Federal resources. Some housing developers use Housing Trust Funds to
3572 stabilize the lives of very low-income households and the homeless by delivering supportive services
3573 that provide treatment for substance abuse, skills training, counseling, and job placement.

3574 The Housing Trust Fund also receives funds from federal Community Block Grants and HOME
3575 Partnership funds. City funding from these programs has been about \$1.0 to \$1.5 million dollars
3576 annually, but has not gone as far as construction and labor costs have climbed. With new sources of
3577 revenues in short supply, HTF's activities may need to rely increasingly on inclusionary requirements
3578 and "in-lieu fees" to meet the housing needs of disadvantaged communities. .

3579 **HOMELESSNESS**

3580 Downtown Berkeley has a high concentration of homeless individuals relative to the rest of Alameda
3581 County. 86% of Berkeley's homeless persons are single adults, whereas half of the county's
3582 homeless are families (2008). In Berkeley, 64% of homeless persons are chronically homeless,
3583 meaning they have experienced at least three episodes of homelessness in the last four years,
3584 compared with a rate of chronic homelessness among Alameda County's total homeless population
3585 of only 25%. In addition, an unusually large proportion of Berkeley's homeless population is male,
3586 and Berkeley is also a destination for a significant number of transient teens.

3587 Causes for homelessness are diverse, and include structural factors such as the high cost of housing,
3588 lack of permanent full-time employment, inconsistent access to health care, personal factors (such as
3589 financial emergencies, evictions, and abusive home environments), and disabilities (such as mental
3590 illness and substance abuse). Because so much of Berkeley's homeless experience chronic
3591 homelessness, often accompanied by disabilities, Berkeley has joined a growing list of cities that
3592 employ "Housing First" strategies that combine housing with services to support and stabilize
3593 individuals transitioning from chronic homelessness, while simultaneously reducing impacts on
3594 communities from chronic homelessness. Unlike past programs, "Housing First" eliminates sobriety
3595 as a prerequisite for housing, so that persons with substance abuse problems will be more likely to
3596 find support.

3597 The City's Housing Trust Fund can help deliver housing well below market rates, but supportive
3598 services need funding from non-housing sources. An increasing proportion of HTF funds have been
3599 directed toward projects with supportive services, within limitations imposed by the overall HTF
3600 budget. The City has several Single Occupancy Hotels (SROs) in which single residents have their
3601 own room but share bath and kitchen facilities. Berkeley's 2001 Housing Elements estimated 454
3602 SRO units citywide, with 318 located Downtown.

3603 Programs to retain SROs are important for serving homeless single adults, especially since the
3604 creation of new SROs is difficult, if not impossible. Housing grants and financing now favor the
3605 creation of permanent rather than transitional housing and encourage the creation of small studio
3606 apartments with kitchens and baths in each unit, and the conversion of SRO's into similar units,
3607 accompanied with supportive services.

3608 **SOCIAL SERVICES**

3609 City and Non-Profit Services. Social services play a vital role in helping families and individuals gain
3610 and maintain economic self-sufficiency. Berkeley has a demonstrated commitment to helping people
3611 who are in need and has made access to social services a priority. Many social services are
3612 delivered in and around Downtown. Programs target: low-income residents, veterans, individuals
3613 needing job skills and placement assistance, including those displaced from their homes due to job
3614 layoffs or personal emergencies, young people, and persons and individuals and families who are
3615 homeless or hungry. Social services also address the needs of single parents, such as childcare
3616 centers and programs that care for sick children so parents can work. There are many nonprofit
3617 providers who deliver these services, many of whom are funded partially with City funds, including
3618 nine community-based employment training and placement organizations, a few of which are noted
3619 here. Berkeley's First Source program connects low-income Berkeley residents with local job

3620 opportunities; any new development or business over 7,500 square feet is required to notify First
3621 Source of new construction jobs and other employment. YouthWorks connects local youth with area
3622 businesses through summer and year-round training and apprenticeships. Berkeley High School
3623 students receive an array of service on campus, including health care, counseling, and college
3624 preparation services -- some of which are City funded and monitored. The YMCA also contributes a
3625 variety of social programs that go beyond the recreational programs for which it is widely known, such
3626 as educational and job training services for at risk youth and teens, programs targeted to the elderly,
3627 and support for families and individuals challenged by physical disabilities.

3628 The City also delivers services in Downtown for persons with physical and mental disabilities, and
3629 persons recovering from drug and alcohol abuse. Berkeley has the highest concentration of people
3630 living with mental illnesses within the County of Alameda (factoring in both housed and homeless
3631 individuals). The City is one of only a few California cities that provides comprehensive public health
3632 and mental health services under its own jurisdiction. The rich array of services available, relative to
3633 its size, makes Berkeley unique in the degree of commitment to those in need.

3634 Social service providers operate out of facilities distributed throughout Downtown. Many services are
3635 provided in the Veterans Building, which is in need of extensive work to reduce its seismic hazard to
3636 acceptable levels.

3637 University-Sponsored Services. In addition to government and nonprofit organizations, the University
3638 of California contributes social service resources that serve the broader community from locations in
3639 and near Downtown. Cal Corps connects students to public service opportunities throughout the Bay
3640 Area (<http://students.berkeley.edu/osl/calcorps.asp>). The Suitcase Clinic provides a drop-in health
3641 care clinic to promote the health and well-being of Berkeley's homeless and low-income individuals.
3642 Located in Downtown Berkeley, University Extension (www.unex.berkeley.edu/dept/edu/learn.html)
3643 provides a learning clinic to help families with children whose learning difficulties stand in the way of
3644 academic progress. (A searchable database of University programs in the community can be viewed
3645 at <http://calinthecommunity.berkeley.edu/>).

3646 **APPROPRIATE BEHAVIOR**

3647 Policies in the Downtown Area Plan address the perception by some people that Downtown is unsafe
3648 and that there is an excess of threatening, aggressive, and abusive behavior. There is broad
3649 agreement in the community that such behavior is unacceptable, whether it is from high school
3650 students, homeless youth, or persons with substance abuse problems. The perception and the reality
3651 of inappropriate behavior by some in Downtown demands community efforts that involves various
3652 City departments, the School District, the merchants, and the nonprofit agencies that provide
3653 services. Downtown community members must work together and agree on what behavior is
3654 unacceptable, and enforce standards of behavior. Much can be accomplished if merchants,
3655 residents, and other stakeholders, become better informed of ordinances and programs that are
3656 already in place -- along with clear instructions and direct connections to agencies that can help.

3657 There are also ways to improve perceptions of Downtown through direct City action. Street and
3658 sidewalk cleaning, and landscape maintenance, can occur frequently. Access to public restrooms
3659 can be improved. Public spaces can be designed to invite all kinds of people instead of being

3660 appropriated by a few small groups. And the City can strengthen efforts to connect people with
3661 mental illness or substance abuse issues with programs that can help them.

3662 **COMMUNITY HEALTH**

3663 A 2006 City of Berkeley study showed significant disparities in the health of certain populations
3664 attributable, at least in part, to disparities in access to health services. Despite the City's efforts to
3665 make health care available for those who need it, African American and Hispanic households tend to
3666 have less access to health care services and poorer health. This is a citywide issue, but Downtown
3667 is centrally located and is the location for significant providers of health services, such as Herrick
3668 Hospital. Downtown also has more than its share of homeless and other at-risk populations.
3669 Downtown should continue to play an important role in providing health care services, and could
3670 provide an even bigger role in the future.

3671 **Herrick Health Facility.** State seismic safety standards may require closure of Herrick Hospital (a
3672 division of Sutter Health) to close as a health facility, but it could serve other community health
3673 service needs and help to close Berkeley's health care gap. The city needs comprehensive health
3674 service planning in which the future of Herrick Hospital is factored and a coherent infrastructure for
3675 health services is retained.

3676 **UC Health Campus.** The University is considering establishing a "health campus" at the former State
3677 of California Department of Health Services (DHS) site at Hearst and Shattuck. The University
3678 already provides many health services to the community, such as health clinics and counseling
3679 services. Establishing a more accessible location in the Downtown Area presents unique
3680 advantages. Furthermore, bringing a broad array of services to a focused campus environment offers
3681 synergies among health service program providers, researchers, students and the community. A UC
3682 health campus could become an exceptional asset for Downtown, and could leverage economic
3683 development and other improvements.

3684 **GOALS, POLICIES & ACTIONS**

3685 **GOAL HC-1: ENCOURAGE DOWNTOWN AS A THRIVING, LIVABLE, DIVERSE RESIDENTIAL**
3686 **NEIGHBORHOOD WITH A MIX OF SUPPORTIVE USES.**

3687 **Policy HC-1.1: Neighborhood-Serving Uses.** Encourage neighborhood-serving uses that allow
3688 Downtown residents to meet daily needs on foot (see LU-1.1).

3689 **Policy HC-1.2: Sufficient Open Space.** Provide sufficient usable open space for residents within
3690 the Downtown Area and as part of new residential projects (see LU-8.1, and OS-3.1 through OS3.3).

3691 **GOAL HC-2: MAINTAIN GOOD QUALITY OF LIFE FOR RESIDENTS OF ALL AGES DURING**
3692 **DAYTIME AND NIGHTTIME HOURS IN DOWNTOWN AND SURROUNDING RESIDENTIAL**
3693 **AREAS.**

3694 **Policy HC-2.1: Residential Daylight.** Provide adequate natural light in residential units (see HD-
3695 4.2).

3696 **Policy HC-2.2: Noise Mitigation.** Evaluate and strengthen noise mitigation measures for preventing
3697 and eliminating noise as appropriate to Downtown's active mixed-use environments. Recognize that
3698 Downtown's mixed-use areas are different from other types of residential neighborhoods in that they
3699 are intended to have: a higher intensity of overall activity, nighttime activity (such as restaurants and
3700 music venues), and residential and commercial uses placed in close proximity.

3701 a) Evaluate existing noise standards and noise-related permitting for adequacy with regard to noise
3702 patterns in Downtown's unique urban environment. Consider revisions to the City's noise
3703 ordinance based on this evaluation.

3704 b) Improve standards for sound insulation and for minimizing mechanical noise with best available
3705 technologies. Study the relationship between building form and materials and noise, and
3706 incorporate best practices for reducing and mitigating noise into the Downtown Design
3707 Guidelines.

3708 c) Regularly monitor and analyze Downtown noise levels and their relationship to traffic, building
3709 form, nightclubs, loading, and the provision of urban services. The City shall create a noise map
3710 of the Downtown Area and surrounding blocks, and update the map regularly to assess changes
3711 in noise levels and the effectiveness of noise standards and mitigation measures. In addition,
3712 available data from prior years should be used to determine, if possible, changes in noise
3713 patterns and the reasons for them. Base on these analyzes, consider improvements to standards
3714 and mitigation measures.

3715 d) Maintain adequate service as Downtown's population and service requests grow, through noise-
3716 related assessment, monitoring and enforcement provisions. Consider use of agreements with
3717 businesses and landowners acknowledging the noise ordinance and agreeing to comply with it.

3718 **Policy HC-2.3: Construction Noise.** Minimize and mitigate noise and other disruptions attributable
3719 to construction activities.

3720 a) The City shall be proactive in enforcing construction activity rules regarding noise and hours of
3721 work, due to the comparatively high level of expected ongoing construction activity in Downtown.

3722 **GOAL HC-3: OFFER DIVERSE HOUSING OPPORTUNITIES FOR PERSONS OF DIFFERENT**
3723 **AGES AND INCOMES, HOUSEHOLDS OF VARYING SIZE AND THE DISABLED, AND GIVE**
3724 **DOWNTOWN A SIGNIFICANT ROLE IN MEETING BERKELEY'S CONTINUING NEED FOR**
3725 **ADDITIONAL HOUSING.**

3726 **Policy HC-3.1: Growth with Preservation.** Allow for significant housing development in the
3727 Downtown Area while simultaneously preserving the scale of existing residential areas.

3728 a) Significantly increase the capacity for new housing development in Core Area, Downtown District
3729 and Corridor-Buffer areas, as provided for in the Land Use chapter.

3730 b) Reduce development pressures in residential-only areas (see LU-6.1 and HD-1.4),

3731 c) Make Zoning standards and Design Guidelines easy to understand and apply.

3732 **Policy HC-3.2: Affordable Housing & Supportive Services.** Encourage the creation of new
3733 affordable housing projects for low- and very-low income housing, and the creation of associated
3734 supportive services (see HC-4.2).

3735 **Policy HC-3.3: Larger Residential Units.** Encourage larger residential units in the Downtown Area.

3736 a) Consider zoning provisions, design guidelines and incentives that might promote residential units
3737 that are larger.

3738 **Policy HC-3.4: Home Ownership.** Encourage market-rate and affordable home ownership
3739 opportunities to encourage long-term residents especially among low- and moderate-income
3740 households.

3741 a) The City should work with lenders and developers to encourage “location-efficient mortgages,”
3742 which recognize that transit- and pedestrian-oriented locations reduce household transportation
3743 cost, make more household income available to leverage loans.

3744 b) Use fees generated by market rate housing to increase the supply of affordable housing (see LU-
3745 2.2).

3746 **Policy HC-3.5: Senior & Disabled Housing.** Encourage the creation of affordable housing for
3747 seniors and persons with disabilities, especially housing with supportive services.

3748 a) Evaluate existing and potential new policy tools and incentives for housing for persons who are
3749 elderly and/or have disabilities, especially those that incorporate supportive services. Apply the
3750 most promising tools and incentives to Downtown.

3751 b) As citywide programs for the creation of housing for seniors and persons with disabilities are
3752 refined, consider incentives for projects that are near transit and local services.

3753 **Policy HC-3.6: UC Housing.** Encourage the creation of faculty, staff, and student housing on
3754 properties presently owned by the University of California (see LU-5.1 and LU-5.2).

3755 **Policy HC-3.7: Fees from Market-Rate Housing.** Encourage market-rate ownership housing that
3756 generates substantial fees to help pay for low-income housing and low-income services.

3757 a) Continue citywide policies allowing the option of in-lieu fees to meet affordable housing
3758 requirements and using these fees to fund the Housing Trust Fund for the construction of low-
3759 income housing.

3760 **GOAL HC-4: PRESERVE EXISTING AFFORDABLE HOUSING DOWNTOWN AND EXPAND THE**
3761 **SUPPLY OF AFFORDABLE HOUSING TO LOW-INCOME, VERY LOW-INCOME AND WORKING-**
3762 **CLASS HOUSEHOLDS IN DOWNTOWN.**

3763 **Policy HC-4.1: Prevent Displacement.** Prevent displacement of existing affordable housing in the
3764 Downtown Area, except where replaced by an equivalent number of permanent similarly affordable
3765 dwelling units.

- 3766 a) Enforce and consider ways to strengthen existing policies for the retention of existing rental
3767 housing for low-income residents.
- 3768 b) Maintain and enhance City "acquisition and rehabilitation" efforts for affordable housing, while
3769 avoiding arbitrary or capricious displacement of tenants. Mitigate the negative effects of
3770 temporary or permanent relocation on tenants, and develop a plan for such mitigations in
3771 advance of implementation.
- 3772 c) Consider incentives for the acquisition and rehabilitation of existing buildings by private owners,
3773 to maintain more affordable housing for low-income residents in Downtown.
- 3774 d) Consider the use of the Housing Trust Fund and/or housing mitigation fees from office and other
3775 commercial projects for the renovation and retention of affordable housing.
- 3776 e) Consider modifications to development standards to make it easier to renovate and retain
3777 affordable rental units.

3778 **Policy HC-4.2: Affordable Housing & Supportive Services.** Promote the creation of permanent
3779 affordable housing with supportive services in the Downtown Area, especially for homeless
3780 individuals and families. For housing stability for tenants of all functional levels, encourage the
3781 provision of appropriate supportive services.

- 3782 a) Identify opportunities to expand permanent housing with supportive services in the Downtown
3783 Area.
- 3784 b) Consider a model affordable housing and green building project on the City-owned Berkeley Way
3785 parking lot site (see LU-2.2 and ES-2.5).
- 3786 c) Develop strategies and partnerships among service providers and non-profit housing developers
3787 for rehabilitating and converting existing SRO properties using permanent supportive housing
3788 models to expand the Berkeley community's "Housing First" program.
- 3789 d) Identify sites and long-term funding to support the development of and ongoing provision of
3790 services for new permanent supportive housing to meet the needs of very low-income single
3791 individuals and engage owners of SRO properties to convert to permanent supportive housing.
- 3792 e) Encourage the creation of "micro-units," very small apartments that may not include some
3793 features typical of most apartments (such as standard kitchens). Review zoning code, building
3794 code, and inclusionary housing provisions for obstacles to the creation of micro-units, and
3795 consider whether such obstacles should be removed.

3796 **GOAL HC-5: DELIVER IN DOWNTOWN EFFECTIVE AND COMPASSIONATE SERVICES FOR**
3797 **SENIORS, PARENTS AND YOUTH, AND PERSONS WITH SPECIAL NEEDS, INCLUDING**
3798 **INDIVIDUALS WHO ARE HOMELESS, HAVE PHYSICAL AND/OR MENTAL DISABILITIES,**
3799 **AND/OR SUFFER FROM SUBSTANCE ABUSE.**

3800 **Policy HC-5.1: Youth Services.** Serve youth in Downtown, and encourage their health, safety and
3801 welfare.

- 3802 a) Continue existing and encourage new uses that serve youth within Downtown, including
 3803 recreation facilities (such as the YMCA, High School, and existing/future parks) and commercial
 3804 enterprises (such as laser tag, game stores, and video arcades).
- 3805 b) Work in partnerships with organizations and institutions (such as Berkeley High School, Berkeley
 3806 City College, the YMCA, the Adult School, and UC Berkeley) to provide healthful activities,
 3807 counseling, career planning, job training/placement, medical, and other beneficial services for
 3808 teens and young adults -- including parenting support programs (see ED-8.1).
- 3809 c) Support initiatives where teens and young adults can contribute to Downtown through internships
 3810 and civic activities. Encourage developers to hire local youth enrolled in state approved
 3811 construction apprenticeships programs that have a proven record of success.
- 3812 **Policy HC-5.2: Training and Skill Building.** Encourage life skills, job training, job referral and job
 3813 placement through programs and facilities that focus on Downtown (see ED-8.1).
- 3814 **Policy HC-5.3: Senior Services.** Serve seniors in Downtown, and encourage their health, safety
 3815 and welfare.
- 3816 a) Work in partnerships with organizations and institutions (such as Berkeley City College, the
 3817 YMCA, and UC Berkeley) to ensure that appropriate senior services are available and accessible.
- 3818 **Policy HC-5.4: Social Services.** Maintain and enhance Downtown's 24-hour social services.
- 3819 a) Evaluate existing services in the Downtown Area and identify possible improvements.
- 3820 b) Determine programmatic objectives for future services and locations in and near Downtown
 3821 where they might be accommodated. Seek funding to modernize social service facilities,
 3822 including if consistent with future programmatic objectives, funding to seismically retrofit and
 3823 modernize the Veterans Building.
- 3824 **Policy HC-5.5: Communication Services.** Ensure that all persons have access to communication
 3825 services, particularly during emergencies.
- 3826 a) Work with telecommunications providers to ensure that public telephones are available and
 3827 accessible throughout Downtown in safe locations.
- 3828 b) Work with telecommunications providers to consider emergency call boxes or other publicly
 3829 accessible emergency response devices in Downtown, and to implement their installation if they
 3830 are shown to convey substantial public benefit and are feasible.
- 3831 **GOAL HC-6: PROVIDE A SAFE, CLEAN AND ATTRACTIVE DOWNTOWN, IN PARTNERSHIP**
 3832 **WITH THE COMMUNITY.**
- 3833 **Policy HC-6.1: Safe Environments.** Encourage safe environments by addressing unsafe conditions
 3834 and inappropriate behavior.

- 3835 a) Establish community-appropriate standards of behavior and maintain a shared commitment
3836 among public and private stakeholders to enforcing those standards, consistent with the citywide
3837 Public Commons for Everyone initiative.
- 3838 b) Distribute public information summarizing existing ordinances pertaining to street behavior and
3839 provide clear instruction on how to report aggressive behavior, and unsanitary and unsafe
3840 conditions.
- 3841 c) Engage merchants, other stakeholders, the Police Department, mental health and social service
3842 providers, and homeless advocates, in defining critical issues and actions. As part of this on-
3843 going process, monitor locations and conditions where aggressive, abusive and unsanitary
3844 behavior occurs frequently.
- 3845 d) Provide adequate 24-hour public toilets in Downtown with clear signage, and provide for their
3846 ongoing maintenance, security, and frequent cleaning.
- 3847 e) Establish easy mechanisms for direct communication between Downtown community
3848 stakeholders and police or other service personnel to encourage rapid response to unsafe
3849 conditions or inappropriate behavior.
- 3850 f) Work in partnership with Berkeley High School and its students, parents, teachers, and staff,
3851 along with merchants, to define what constitutes appropriate behavior -- for students and adults
3852 alike—and to encourage appropriate behavior in Downtown.
- 3853 g) Encourage cooperative action between the City of Berkeley, the Berkeley Unified School District,
3854 and Berkeley High School staff. The existing joint committee of City and BUSD administrators
3855 should begin by considering inappropriate Downtown behavior and ways to address it.
- 3856 h) Encourage collaboration among all of the public agencies in Downtown, including the City, BART
3857 Police, UC Police, and BHS Staff, to enforce standards.
- 3858 i) Expand and create new opportunities for high school and other students to support and engage in
3859 community services, social programs, and problem solving.
- 3860 **Policy HC-6.2: Cleaning & Maintenance.** Encourage a clean Downtown, with landscaping that is
3861 attractive and well-maintained.
- 3862 a) Consider ways to expand the capacity for cleaning and landscape maintenance through better
3863 coordination, greater efficiency and increased funding (see Policy LU-8.1 and Policy OS-1.3 and
3864 1.4). Give special attention to ways that cleaning and landscaping activities might be combined
3865 with expanding job training and social service opportunities.
- 3866 **Policy HC-6.3: Design for Public Safety.** Promote safety in publicly accessible areas by
3867 encouraging active use of public areas, visual access, and adequate lighting (see OS-4.1 through
3868 OS-4.6 and ED-2.1 through ED-2.3).

3869 **GOAL HC-7: MAINTAIN AND EXPAND INTEGRATED HEALTH SERVICES AVAILABLE IN**
3870 **DOWNTOWN TO ADDRESS HEALTH INEQUITIES.**

3871 **Policy HC-7.1. Health Services.** Encourage the retention and expansion of effective health care
3872 and health-related services in Downtown, especially to address the needs of those who would be
3873 most negatively affected by lack of accessible, centrally located health services.

3874 a) The City should engage in an open, inclusive and transparent process for assessing the City's
3875 health services needs -- and the role that the Downtown Area, due to its central location and
3876 accessibility, might play in meeting these needs. Among the issues that should be considered is
3877 care for acute and long-term chronic and life-threatening conditions, some of which are currently
3878 addressed at the existing Herrick health facility site.

3879 b) The City should encourage and work with the owner of the Herrick site to include health services
3880 to the community as part of any redevelopment of the site (see LU-7.1).

3881 c) Encourage UC to move health services and programs that serve the general public into the
3882 Downtown Area (see LU-7.2).

3883 d) Encourage collaboration among all of the public, non-profit and for-profit agencies in Downtown
3884 that provide health-related services, including the City, the YMCA, nonprofit and for-profit health-
3885 related organizations, the University of California, various transportation agencies, and other
3886 service providers.