Meeting Tue November 3, 4:10-5:00PM
Location: Sproul 333, UC Berkeley

Agenda:
The meeting notes will be published on the ASUC and Vice Chancellor Real Estate websites for public review following the meeting
Notetaker: Stanley Shaw

Introductions (5 minutes)

Present:
Bob Lalanne (Co-Chair, Vice Chancellor Real Estate), Rajiv Parikh (Real Estate), Christine Shaff (Real Estate), Steve Sutton (RSSP), Judy Chess (Real Estate), Joseph Greenwell (Student Affairs)
Wes Adrianson (Co-Chair/ASUC Senator)
At-large Students: Yustina Salnikova, Fernando Salazar, Luna Fassett, Katherine Latimer, Ammar Inayatali
Austin Pritzkat (ASUS President Appointee)
Joe Wilson (ASUC EVP Appointee)
Aamna Abbasi (ASUC EAVP Appointee)
Arturo Fernandez (Graduate Assembly Vice President of Finance)

Community agreements: respect + transparency

Additional Appointments from the Graduate Assembly and the Village Residents Association (5 minutes):

Vice Chancellor's General Updates (10 minutes): VC Lalanne can update the students of the board on current projects in the Office, including capital projects, sustainability and energy, Berkeley Global Campus at Richmond, asset management, and parking and transportation.

Development at the Historical Gill Tract/UC Albany Property (10 minutes): The VC can provide updates about the project at the site and UC responses to recent protests on the site.

Affordable Housing (10 minutes): Students and the VC can discuss issues of Affordable housing in Berkeley, in terms of current projects from the Vice Chancellor’s Office, efforts from RSSP, and new legislation from the City of Berkeley.

Will Councilmember Droste’s “Green Affordable Housing Package” impact UC Berkeley projects? Will the postponed items impact housing projects? For context, these affordable housing proposals were all unanimously endorsed by the ASUC Senate last month.  

To what extent does UC Berkeley work with the City on creating more affordable housing for students, both on UC property and off UC property?
How is the Office of Real Estate working to ensure that future projects create housing that is affordable for students?

Drought Measures and Campus Landscape (5 minutes): The VC can update students about campus drought measures, changes in drought-tolerant landscaping with time for questions and feedback from students regarding sustainability, food-security, etc.

Are there plans to eventually convert the wood-chip areas into more ecologically diverse landscapes? Where are the wood-chips coming from?

When the Office of Real Estate receives inquiries from an Academic department about changing the campus landscape via the new portal on the website, how is a final decision made? Who makes the final decision?

Questions and Comments (10 minutes)

NOTES

Vice Chancellor’s General Updates

- A Fundraising campaign by College of Chemistry to raise funds to build a new lab building next to Stanley Hall is approved by the campus. The proposal is for Chemistry to have ⅔ of the building, Engineering would have a third.
  - No design yet.
  - Fundraising expected to take two years.
- VC Lalanne offered to be part of a Community Meeting for anyone interested in learning more about campus housing projects. Target deadline before the end of the month.
- A new housing project to go in the lot adjacent to Stiles Hall has been proposed and is moving forward.
  - Stiles Hall will be part of the new building, which will give them a chance to update their facilities. As an example of the need, the Food Pantry does not have a fridge in Stiles Hall due to electricity restrictions.
- Berkeley Global Campus at Richmond Bay: The Chancellor announced alliances with Cambridge and University of Singapore. Bilateral research initiatives may begin and come together with private industries to fund an institute building at BGC.
- Transportation and Parking: Real Estate is looking at ideas for improving transportation and making it more sustainable, especially by using new technologies. It is looking for a consultant to study the idea of sharing bus and shuttle routes in Berkeley and Albany and potentially Richmond. On-demand and all-electric modes of transportation are being looked into.
  - Looking toward greener solutions for transportation.
  - Student input would be appreciated.
  - Bike share programs are also being looked into, including electric bikes due to the hills.
  - Sungevity has a system to power electric bikes at night.
  - French company Bollore building a city-wide system for Indianapolis.
- The Berkeley Way West Project, which will build a new campus building on Shattuck Ave between Berkeley Way and Hearst Ave, is scheduled to start construction in December. The parking lot in that location is scheduled to close on December 21.
- Public Health offices currently located in University Hall will move into the new building at Berkeley Way when it is completed. University Hall may be torn down and be replaced with a parking
garage that can support the Arts District and other uses (beneficial for campus, and it's close to
downtown).
- Many in the campus community are impacted by the loss of parking, including GSIs who often do
  not live in Berkeley, and have to commute to work.
- Facilities Services update: The department is currently hiring campus custodians and has other
  open positions including elevator mechanics and electricians. More funding for campus
  maintenance is needed, including workforce and custodial expansion. These are UC positions.

Development at the Historical Gill Tract/UC Albany Property
- The agricultural research area now known as the Gill Tract is not being developed
- The site that has been approved for senior housing and retail development is south of the ag
  research area, located at Monroe Street along San Pablo. Construction should be breaking ground
  in the next couple of months.
  - Question: Is there documentation from developers about revenue they are expecting?
    - UC is not privy to that. There is no obligation for the developers to give that
      information. The developers are paying annual Ground rent to UC Berkeley. That
      income is used at the Chancellor's discretion
  - Question: How do you feel about Indigenous land rights?
    - Personally: no comment
    - As Vice-Chancellor: It was looked at. Questions should be directed to Campus
      Counsel.
- People arrested at [the development site] Gill Tract, and security was present at Gill Tract for a
  week after that incident
  - Land is owned by a public university.
  - However, people cannot simply walk/intrude upon that land lest they be seen as
    trespassers.
- Question regarding dynamics: Student involvement in real estate decisions; will this board have any
  power in that regards?
  - One of the reasons for creating this board was to address a lot of misinformation "out
    there." This provides a venue students can attend to receive accurate information upfront.
  - As with the request for ideas about improving campus transportation, the Vice Chancellor
    would love to hear if there are any services or retailers not already present that students
    would want to have.
  - The board is a place the Vice Chancellor can share what is going on (labor, drought, other
    real estate decisions on campus).
  - Every land use decision made on campus goes to the Capital Projects Committee (CPC);
    The Chancellor has executive power.
  - Campus process makes decisions. The student board is a two-way channel for information.

Affordable Housing:
- Question: What impact does City of Berkeley regulations have on UC housing?
  - UC is independent from city of Berkeley.
  - Students are competing with young professionals looking for housing outside San
    Francisco.
  - Berkeley is the most expensive college town to live in.
  - Market rents are very high. That is understood.
  - Keep rents between 10 to 20% below market rents.
  - Metropolitan (near Unit 3) is being rented out at $1500 a bed a month despite
    limited amenities being offered.
UC is not in a position to compete with private student housing on price. UC is looking at different kinds of housing (undergraduate differs from graduate housing for example).

UC is trying to keep pricing lower.

Graduate Assembly realizes a supply-and-demand that influences housing costs, but there is also a support mechanism for students that is part of the picture. The GA advocates for working with Office of Grad. Division with a suggestion of providing transition fees.

- Stanford and Ivy League do an “amenity package”.
- A lot of Berkeley graduate students do not receive enough incentives to remain at this UC. Graduate students may end up pursuing PhDs elsewhere.

The RSSP Transition project is underway.

- Board opened up to receive questions from students
  - Question: How many full time staff do you have?
    - Answer: “Not enough”. The RE office includes a CFO, and Campus Planner (and some people working under them, typically three “staffers”)
  - UC is better off economically under Public-Private Partnerships (P3). It is a case study the UC would like to continue sharing with Berkeley students.
  - For future development such as a hotel, UC wants to assure the best deal for the campus at the lowest possible costs.
  - Maxwell Garage is an example of a successful P3 project
  - Question: In January, can there be a presentation on this matter?
    - Yes, there can be a meeting
  - Question: Can you explain CPC decision making process and how are decisions made?

Given the shortage of time, Judy offered to meet separately with a group on this subject.

Free to contact Wes if there any questions.