



Housing Advisory Commission

## HOUSING ADVISORY COMMISSION

# AGENDA

<b>Regular Meeting</b> <b>Thursday, June 1, 2023</b> <b>7:00 pm</b>	<b>South Berkeley Senior Center</b> 2939 Ellis Street  Mariela Herrick, Secretary HAC@cityofberkeley.info
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**Written communications submitted by mail or e-mail to the Housing Advisory Commission by 5:00 p.m. the day before the meeting** will be distributed to the members of the Committee in advance of the meeting and retained as part of the official record.

**All agenda items are for discussion and possible action.**

**Public comment policy:** Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

1. **Roll Call**
2. **Land Acknowledgement** (Attachment 1)
3. **Agenda Approval**
4. **Public Comment**
5. **Approval of the May 4, 2023 Meeting Minutes** (Attachment 2)
6. **Discussion and Possible Action to Recommend Funding for Berkeley Food & Housing Project's Application for the City of Berkeley Block Grant Public Facility Improvement FY 2023 Program** – Public Facilities Improvements NOFA Applications Review Subcommittee/Staff (Attachment 3)
7. **Discussion and Possible Action to Appoint Subcommittees** – All/Staff
  - a. Housing Trust Fund Subcommittee
  - b. Public Facilities Improvements NOFA Applications Review Subcommittee
8. **Update and Discussion Harriet Tubman Terrace Tenant Advocate Request for Proposals** – Staff
9. **Update on Fair Access and Transparency for Rental Housing Applications Ordinance Subcommittee** – Subcommittee
10. **Update on Council Items (Future Dates Subject to Change)**
  - a. 2023 Local Housing Trust Fund Application (05/09/2023)

**11. Announcements/Information Items**

**12. Future Items**

**13. Adjourn**

Attachments

1. Land Acknowledgment
2. Draft May 4, 2023 Meeting Minutes
3. Joshua Oehler and Mary-Claire Katz, HHCS, Berkeley Food & Housing Project's Application for the City of Berkeley Block Grant Public Facility Improvement FY 2023 Program

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900.

**COMMUNICATION ACCESS INFORMATION:**



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

## ATTACHMENT 1

### **Land Acknowledgement Statement**

*The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.*



Housing Advisory Commission

## HOUSING ADVISORY COMMISSION Monday, May 4, 2023

# DRAFT MINUTES

<b>Regular Meeting</b> <b>Thursday, May 4, 2023</b> <b>7:04pm</b>	<b>South Berkeley Senior Center</b> 2939 Ellis Street  Anna Cash, Secretary HAC@cityofberkeley.info
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### 1. Roll Call

Present: Sara Fain, Xavier Johnson, Mari Mendonca, Keyanna Ortiz-Cedeño, Debbie Potter, and Leah Simon-Weisberg.

Absent: Nico Calavita (excused) and Alexandria Rodriguez (unexcused).

Staff Present: Anna Cash, Mariela Herrick, Amanda Montez, Grace Streltzov, and Jenny Wyant.

Commissioners in attendance: 6 of 7

Members of the public: 10

Public Speakers: 3

### 2. Land Acknowledgement (Attachment 1)

### 3. Agenda Approval

Action: M/S/C (Simon-Weisberg/Mendonca) to approve the agenda.

Vote: Ayes: Fain, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Calavita (excused) and Rodriguez (unexcused).

### 4. Public Comment

There were no speakers during public comment.

### 5. Approval of the April 10, 2023 Special Meeting Minutes (Attachment 2)

Action: M/S/C (Simon-Weisberg/Mendonca) to approve the April 10, 2023 Special Meeting minutes.

Vote: Ayes: Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: Fain. Absent: Calavita (excused) and Rodriguez (unexcused).

### 6. Discussion & Possible Action to recommend Housing Trust Fund program funding for Ephesian Legacy Court (1708 Harmon Street) - Housing Trust Fund Subcommittee/Staff (Attachment 3)

Action: M/S/C (Johnson/Ortiz-Cedeño) to recommend City Council reserve an additional \$14,531,301 for Community Housing Development Corporation's (CHDC) Ephesian Legacy Court (1708 Harmon Street).

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Vote: Ayes: Fain, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Calavita (excused) and Rodriguez (unexcused).

7. **Discussion & Possible Action to recommend Housing Trust Fund program funding for Woolsey Gardens (3120-3130 Shattuck)** - Housing Trust Fund Subcommittee/Staff (Attachment 3)

Public Speakers: 2

Action: M/S/C (Simon-Weisberg/Johnson) to recommend City Council reserve \$1,000,000 for Northern California Land Trust's (NCLT) Woolsey Gardens (3120-3130 Shattuck) and waive Sections I.A.1 and III.A.1 of the Housing Trust Fund Guidelines.

Vote: Ayes: Fain, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Calavita (excused) and Rodriguez (unexcused).

8. **Update on Fair Access and Transparency for Rental Housing Applications Ordinance Subcommittee** - Subcommittee

Public Speakers: 1

9. **Update on Council Items (Future Dates Subject to Change)**

- a. Budget Referral: Funds to Study Berkeley's Affordable and Social Housing Needs and Programmatic and Funding Opportunities (4/11/23)
- b. Referring \$579,000 to the June 2023 Budget Process for Staffing Costs Associated with Acquisition of and Prevention of Displacement from Multi-Family Housing (4/11/23)
- c. Referring \$372,000 to the June 2023 Budget Process for Staffing Costs Associated with Administering the Empty Homes Tax (4/25/23)
- d. Submission of the PY 2023 (FY 2024) Annual Action Plan Containing Allocations of Federal Funds (5/9/23)

10. **Announcements/Information Items**

11. **Future Items**

12. **Adjourn**

Action: M/S/C (Johnson/Mendonca) to adjourn at 8:23pm.

Vote: Ayes: Fain, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Calavita (excused) and Rodriguez (unexcused).

Approved: \_\_\_\_\_, Anna Cash, Secretary

Internal



Health, Housing &  
Community Services Department  
**Housing & Community Services Division**

**To:** Housing Advisory Commission

**From:** Joshua Oehler, Community Services Specialist III, Housing & Community Services Division, HHCS  
Mary-Claire Katz, Associate Management Analyst, Housing & Community Services Division, HHCS

**Date:** June 1, 2023

**Subject:** Discussion and Action on the Berkeley Food & Housing Project Application for the City of Berkeley Community Development Block Grant Public Facility Improvement FY 2023 Program

The HAC is the advisory commission for federal Department of Housing and Urban Development (HUD) funding and reviews all applications for the Community Development Block Grant (CDBG) funded Public Facility Improvement Program, and makes recommendations to Council as needed.

**Background:**

CDBG funds are used for public facilities located within Berkeley that are open to the public and primarily serve low-to-moderate income Berkeley residents. Expenditures for public facilities have included health and safety repairs, improving accessibility access and/or energy efficiency improvements.

On April 26, 2022, City Council adopted Resolution 70,332-N.S. which authorized the City Manager to allocate \$621,746 in FY 2023 CDBG funds, and any program income and earlier unexpended funds, that were more than was estimated, for Public Facility Improvement project(s).

**Current Application:**

On April 5, 2023, the Berkeley Food & Housing Project submitted an application for building improvements at their 2140 Dwight Way, Berkeley, CA 94704 location. The applicant notes that, once renovations are completed, the building will include the following services:

- A Women's Shelter for 32 women on the 1st floor;
- Transitional Housing for 26 Veterans on the 2nd floor;

*A Vibrant and Healthy Berkeley for All*

Internal

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- 15 Board and Care beds for formerly homeless adults with serious mental illness on the 3rd floor; and
- An industrial kitchen which will produce meals for all 73 clients in the building.

The applicant notes that the original design of the building housed 58 people but the current capacity is for 73 people. In November 2022, the building experienced a fire on the second floor, which resulted in the first and second floors sustaining significant water damage. While they have reconfigured the space as well as possible in order to shelter and house more people, improvements are still needed, particularly for those clients with disabilities including many senior clients. The applicant notes that without this funding, these crucial facilities that provide a lifeline to so many of Berkeley's underserved will continue to deteriorate into further disrepair.

The total project budget is estimated to be \$1.8 million. The applicant is requesting \$680,000 from the Public Facility Improvement Program, and the remaining project budget will be funded through the State of California's Community Care Expansion (CCE) Program, which funds the acquisition, construction, and/or rehabilitation of adult and senior care facilities that serve applicants and recipients of Supplemental Security Income/State Supplementary Payment (SSI/SSP) or Cash Assistance Program for Immigrants (CAPI), who are at risk of or experiencing homelessness. Funds are also available to preserve residential care settings, including through operating subsidies for existing licensed adult and senior care facilities currently serving SSI/SSP or CAPI recipients.

City staff reviewed the application and found it complete and eligible for use of CDBG Public Facility Improvement funds. On May 10, 2023, the Public Facilities Improvements NOFA Applications Review Subcommittee met and voted to move the application forward to the full HAC for consideration to recommend to Council for approval.

City staff recommends funding the project for the requested amount of \$680,000.