



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, April 4, 2019

Housing Advisory Commission

Time: 7:01 pm

South Berkeley Senior Center
2939 Ellis Street – Berkeley
Acting Secretary – Mike Uberti, (510) 981-5114

APPROVED MINUTES

1. Roll Call

Present: Xavier Johnson, Thomas Lord, Darrell Owens, Alex Sharenko, Leah Simon-Weisberg, Igor Tregub, Marian Wolfe and Amir Wright (arrived at 7:03 pm).

Absent: Maryann Sargent (excused)

Commissioners in attendance: 8 of 8

Staff Present: Mike Uberti and Jenny Wyant

Members of the public in attendance: 16

Public Speakers: 8

2. Agenda Approval

Action: M/S/C (Tregub/Sharenko) to move Agenda Item #13 before Agenda Item #11 and to approve the agenda.

Vote: Ayes: Johnson, Lord, Sharenko, Simon-Weisberg, Tregub, Wolfe and Wright.
Noes: None. Abstain: Owens. Absent: Sargent (excused).

3. Public Comment

There were two speakers during public comment.

4. Approval of the March 13, 2019 Special Meeting Minutes

Action: M/S/C (Wolfe/Sharenko) to approve the minutes.

Vote: Ayes: Johnson, Lord, Owens, Sharenko, Simon-Weisberg, Tregub, Wolfe and Wright. Noes: None. Abstain: None. Absent: Sargent (excused).

5. Discussion and Possible Action to Appoint a Subcommittee

a. **City-Owned Property at 1281 University Avenue**

b. **Housing Trust Fund**

Public Speakers: 1

Action: M/S/C (Johnson/Sharenko) to:

1. Create a 1281 University subcommittee to review and make a recommendation to Council for the future use of the City-owned property until May 31, 2019, and appoint Commissioners Owens, Sharenko, Simon-Weisberg, and Tregub.

2. Appoint Commissioners Simon-Weisberg and Wright to the Housing Trust Fund Subcommittee, which was created to advise the Housing Advisory Commission on Housing Trust Fund related matters through June 30, 2019.

Vote: Ayes: Johnson, Owens, Sharenko, Simon-Weisberg, Tregub, Wolfe and Wright.
Noes: None. Abstain: Lord. Absent: Sargent (excused).

6. Presentation on Educator/Workforce Housing Initiative by BUSD & BeHome Berkeley

Public Speakers: 2

7. Discussion and Possible Recommendation to Revise the Housing Trust Fund Guidelines & Provide the Berkeley Unified School District a Planning and Predevelopment Grant to Support Local Teacher Housing

Action: M/S/C (Sharenko/Wolfe) to recommend to Council to take the following actions, which will also be summarized in a separate letter to Council:

- a) Amend the Housing Trust Fund Guidelines and other relevant City of Berkeley housing policies to foster workforce housing for educators by expanding income eligibility to include up to 120% AMI.
- b) Support BUSD with an allocation of \$150,000 from the appropriate source(s) as identified by Council for a planning and pre-development grant to conduct planning and pre-development, including, but not limited to, site evaluation and regulatory compliance, housing capacity, projected cost and timeline, property governance, transparent community process, financing structure options, and preparing of development RFP
- c) Work with the District to identify possible financing opportunities for capital development, including but not limited to, Measure U1, Measure O, developer fees, and/or County or State sources and utilizing the appropriate processes for public and expert feedback for these allocations.
- d) Balance encouraging the Berkeley Unified School District to build as many units as possible while being as family-friendly as possible.

Vote: Ayes: Johnson, Lord, Owens, Sharenko, Simon-Weisberg, Tregub, Wolfe, and Wright. Noes: None. Abstain: None. Absent: Sargent (excused).

8. Discussion and Possible Recommendation on Operating Funds for Community Housing Development Organizations

Public Speakers: 3

Commissioner Wolfe recused herself from this item as she is on the board of Resources for Community Development, an organization that makes funding requests to the City of Berkeley for development projects.

Action: M/S/C (Tregub/Johnson) to recommend to the City Manager to implement a competitive process for the allocation of Community Housing Development Organization (CHDO) funding for operating support, with priority given to lower capacity CHDOs that

would most benefit from the funding; when feasible, CHDO level funding should be allocated to all qualifying CHDO organizations. If, through the competitive process, the Housing Trust Fund Subcommittee and Housing Advisory Commission determine that no CHDO is eligible for the CHDO operating support, they would have the option to recommend that the CHDO operating set-aside could be reallocated to the City's pool of HOME funds, and General Funds would be recommended.

Vote: Ayes: Johnson, Lord, Owens, Sharenko, Simon-Weisberg, Tregub and Wright.
Noes: None. Abstain: None. Absent: Sargent (excused). Recused: Wolfe.

9. Discussion and Possible Recommendation on Predevelopment Loan Proposal for 2527 San Pablo Avenue (Satellite Affordable Housing Associates)

Public Speakers: 1

Commissioner Wolfe recused herself from this item as she is on the board of Resources for Community Development, an organization that makes funding requests to the City of Berkeley for development projects.

Action: M/S/C (Tregub/Sharenko) to recommend to City Council Satellite Affordable Housing Associates' (SAHA) predevelopment loan application for \$500,000 for its proposed Blake Street Housing development at 2527 San Pablo Avenue.

Vote: Ayes: Johnson, Sharenko, Simon-Weisberg, Tregub and Wright. Noes: None. Abstain: Lord. Absent: Sargent (excused). Recused: Wolfe.

Action: M/S/C (Tregub/Johnson) to extend the meeting 30 minutes to 9:30pm.

Vote: Ayes: Johnson, Lord, Owens, Sharenko, Simon-Weisberg, Tregub, Wolfe and Wright. Noes: None. Abstain: None. Absent: Sargent (excused).

10. Discussion and Possible Action on the Bi-Annual Housing Policy Report Subcommittee Recommendations

Action: M/S/C (Wolfe/Simon-Weisberg) to extend the Bi-Annual Housing Policy Report Subcommittee to June 30, 2019.

Vote: Ayes: Johnson, Owens, Sharenko, Simon-Weisberg, Tregub, Wolfe and Wright. Noes: None. Abstain: Lord. Absent: Sargent (excused).

11. Update on the Multi-Family Building Smoking Ban Subcommittee

Public Speakers: 2

Action: M/S/C (Owens/Tregub) to extend the meeting 15 minutes to 9:45pm.

Vote: Ayes: Johnson, Lord, Owens, Simon-Weisberg, Tregub, Wolfe and Wright. Noes: Sharenko. Abstain: None. Absent: Sargent (excused).

Action: M/S/C (Tregub/Owens) to extend the meeting five minutes to 9:50pm.

Vote: Ayes: Johnson, Owens, Simon-Weisberg, Tregub, Wolfe and Wright. Noes: Sharenko. Abstain: Lord. Absent: Sargent (excused).

12. Discussion and Possible Action to Determine Next Steps Towards a Social Housing Summit and Possible Fund

13. Discussion and Possible Recommendation to Address Climate Change Implications for Housing

14. Update on Council Items

15. Announcements/Information Items

16. Future Items

17. Adjourn

Action: M/S/C (Johnson/Sharenko) to adjourn the meeting at 9:50pm.

Vote: Ayes: Johnson, Lord, Owens, Sharenko, Simon-Weisberg, Tregub, Wolfe and Wright. Noes: None. Abstain: None. Absent: Sargent (excused).

Approved on May 2, 2019

_____, Mike Uberti, Acting Secretary