

**HOUSING ADVISORY COMMISSION**  
**Regular Meeting**  
**Thursday, March 3, 2016**

Housing Advisory Commission

**Time: 7:02 p.m.**

**South Berkeley Senior Center**  
**2939 Ellis Street – Berkeley**  
**Secretary – Amy Davidson, (510) 981-5406**

## **MINUTES**

### **PRELIMINARY MATTERS**

#### **1. Roll Call**

Present: Heidi Abramson, Diego Aguilar-Canabal, Tor Berg, Brendan Darrow, Kathleen Crandall, Jill Martinucci, Alejandro Soto-Vigil (7:04pm), Igor Tregub, and Marian Wolfe.

Commissioners in attendance: 9 of 9

Staff Present: Buddenhagen, Davidson, Scott, Wyant, and Vasquez.

Members of the public in attendance: 4

Public Speakers: 1

#### **2. Agenda Approval**

Action: M/S/C (Crandall/Abramson) to approve agenda

Vote: Ayes: Abramson, Berg, Crandall, Darrow, Aguilar-Canabal, Martinucci, Tregub, and Wolfe. Noes: None. Abstain: None. Soto-Vigil-(Not present at this time).

#### **3. Public Comment**

1 speaker. The speaker expressed concern over the housing shortage and offered a solution to resolve the supply/demand mismatch. His suggestion was to build more housing for lower income persons and referenced his complete strategy in a document he prepared.

#### **4. Approval of February 4, 2016 Minutes**

Action: M/S/C (Tregub/Berg) to approve minutes.

Vote: Ayes: Abramson, Berg, Crandall, Aguilar-Canabal, Martinucci, Soto-Vigil, Tregub, and Wolfe. Noes: None. Abstain: Darrow.

### **UPDATES / ACTION ITEMS**

#### **5. Housing Trust Fund Loan Modification Request: Resources for Community Development's MLK House – Jenny Wyant, HHCS (Attachment 2)**

Action A: M/S/C (Tregub/Martinucci) to approve staff's recommendation provided that there is more detail in a report to Council regarding the option of forgiving the loan and the option of keeping an interest rate. In addition, staff will also consider these two alternatives in future situations.

Vote: Ayes: Abramson, Berg, Crandall, Darrow, Aguilar-Canabal, Martinucci, Soto-Vigil, Tregub. Noes: None. Abstain: None. Wolfe (recused-on RCD's Board).

**6. CDBG Funding Recommendations – Jill Martinucci, HAC and Jennifer Vasquez, HHCS (Attachment 3)**

Action: M/S/C (Wolfe/Abramson) to approve CDBG Funding Recommendations.  
Vote: Ayes: Abramson, Berg, Crandall, Darrow, Aguilar-Canabal, Martinucci, Soto-Vigil, Tregub, and Wolfe. Noes: None. Abstain: None.

**7. Recommend Approval of Annual Action Plan – Jennifer Vasquez, HHCS (Attachment 4) (AAP available online at <https://www.cityofberkeley.info/ContentDisplay.aspx?id=12160>)**

Action: M/S/C (Tregub/Berg) to approve Annual Action Plan with the provision of comments to make all pages legible, provide more detail on the number of households served for each program, and other comments provided to staff in email correspondence.

Vote: Ayes: Abramson, Berg, Crandall, Darrow, Aguilar-Canabal, Martinucci, Soto-Vigil, Tregub, and Wolfe. Noes: None. Abstain: None.

**8. Information item: Multifamily housing insurance and relocation – Tor Berg, HAC**

Tor Berg corrected his statements made at the February 4, 2016 meeting regarding relocation coverage in landlord insurance. Mr. Berg stated that neither his current nor prior insurance carrier offer relocation insurance for landlords. Ms. Crandall also called several insurance companies and discovered that they did not offer relocation insurance for landlords.

**9. Housing Trust Fund Priorities – Amy Davidson ( Attachment 5)**

Amy Davidson discussed the priorities of the Housing Trust Fund that are outlined in a memo that will go to Council on April 5, 2016. The memo discusses the projected amount in the Housing Trust Fund, establishing a certain amount for predevelopment funds, the National Housing Trust Fund, Scattered Sites, and Berkeley Way. Various members discussed their views on current and future priorities. There was a discussion about the minimum amount of predevelopment funding given the developers need and the process of getting funds approved through either the City Manager or Council. If the amount is no more than \$50K, the City Manager can approve it; greater amounts must be approved by Council.

Action: M/S/F (Soto-Vigil/Tregub) to approve a correspondence from the HAC that will be a supplement to staff's memo at the April 5, 2016 Council meeting stating that the maximum amount of predevelopment funds be \$250K per project,

for a maximum of 4 projects, if Council approves \$1M going into the Housing Trust Fund.

Vote: Ayes: Darrow, Soto-Vigil, Tregub, and Wolfe. Noes: Abramson, Berg, Crandall, Martinucci. Abstain: Aguilar-Canabal.

**10. Update on Council Items – All/Staff**

- a. February 16 Council special meeting on housing
- b. February 23 Mayor's proposal on the Housing Mitigation Fee
- c. Housing Trust Fund Guidelines revisions related to labor requirements – will go to Labor Commission March 16
- d. April 5 Predevelopment loans

**11. Future Items – all items and dates are tentative**

- a. Changes to the Community Agency RFP Process – April
- b. Smokefree housing ordinance evaluation – July
- c. Work Plan

**12. Announcements**

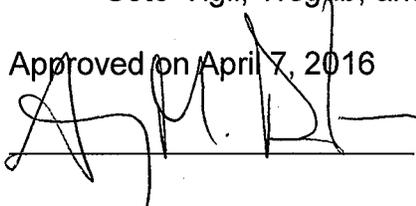
- a. Plan Bay Area Meeting February 20
- b. Federal approval for higher local Fair Market Rents

**13. Adjourn**

Action: M/S/C (Tregub/Martinucci) to adjourn the meeting at 9:00 p.m.

Vote: Ayes: Abramson, Berg, Crandall, Darrow, Aguilar-Canabal, Martinucci, Soto-Vigil, Tregub, and Wolfe. Noes: None. Abstain: None.

Approved on April 7, 2016

 , Amy Davidson, Secretary