



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

**Special Meeting
Thursday, March 3, 2016**

Time: 5:30 p.m.

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

AGENDA

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.

PRELIMINARY MATTERS

1. Roll Call
2. Agenda Approval
3. Public Comment

UPDATES / ACTION ITEMS

4. **Discuss Priorities and Format for Housing Advisory Commission's Work Plan – All (Attachment 1)**
5. **Determine Next Steps for Work Plan Development – All**
6. **Adjourn**

ATTACHMENTS

1. Preliminary Identification of Work Plan Priorities

Written material may be viewed in advance of the meeting at the Housing Department, 2180 Milvia Street, 2nd Floor, during working hours.

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

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Housing Advisory Commission work plan

Preliminary identification of work plan priorities 2/24/2016

Revenue to support housing

Sources of revenue for HTF/Small Sites fund (**Berg**)

Funding the Housing Trust Fund (**Crandall**)

Considering a variety of possible economic trends, look at possible new or expanded sources of funding for the HTF that would diversify its income. (**Martinucci**)

Policy discussions and recommendations to the Council on different ways to raise money for the HTF in order to fund BMR rental units and ownership housing (**Tregub**)

Housing affordability strategies TBD

Other efforts on the state, county (through recommendations on bills/proposals), and city to combat the housing crisis (**Tregub**)

From 2014: "Work to maintain the existing affordable housing and also expand the amount of affordable housing in the City." (**Martinucci**)

Research other, proven effective options to provide housing and advocate for those. (Look at a variety of housing levels, including workforce housing, affordable ownership housing, co-op ownership housing, small site projects, accessory dwelling units – and assess impacts to overall housing affordability and availability. (See March 2015 CA LAO Report.)) (**Martinucci**)

Ways to lower cost of housing. – I don't have good suggestions here. I am concerned about some of the suggestions from Tuesday's meeting – such as eliminating parking requirements (at least I think this was mentioned by Patrick Kennedy and manufactured housing is still not less expensive since it is not undertaken on a major scale (Tim Frank can help explain this to the HAC.) Other possibilities include:

- Reduce land costs through use of land trusts and surplus public land
- Acquisition/Rehabilitation strategy to expand affordable housing supply (**Wolfe**)

Other specific issues

Transitional housing and homelessness (**Berg**)

Making certain the emerging San Pablo Avenue Plan includes plans for affordable housing (**Berg**)

Middle income housing – defining, creating, and streamlining the process to get units built
(Crandall)

Working closer with ZAB to help promote building more housing for low and middle income housing (Crandall)

Displacement. For me, the single greatest issue now is reduce displacement of households that are moderate-income and below due to market factors. So, the issue becomes how to retain economic diversity. While Berkeley already has adopted several strategies, such as rent regulation, inclusionary housing, and just cause eviction, these are insufficient to counter market forces sweeping through many neighborhoods.

- Short-Term Strategies – Education of public officials about the social costs of lack of affordable housing (I can help with a list here), adopting higher mitigation fees and rental inclusionary requirements.
- Long-Term Strategies – Lobby for housing bond measure (county level), lobby to overturn Costa Hawkins (state level) (Wolfe)

HAC's role. Is the HAC included in the current policy discussions surrounding housing? In a way, I feel like the Council has gone in its own direction, side-stepping the HAC. How can the HAC become more pro-active in shaping future policy? How can the HAC work with the BHA.
(Wolfe)

Support the BHA with its request (Tregub)