



**HOUSING ADVISORY COMMISSION**  
**Regular Meeting**  
**Thursday, January 3, 2019**

Housing Advisory Commission

**Time: 7:04 pm**

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

## **APPROVED MINUTES**

### **1. Roll Call**

Present: Xavier Johnson (arrived at 7:06 pm), Matthew Lewis, Thomas Lord, Darrell Owens, Maryann Sargent, Igor Tregub and Marian Wolfe.

Absent: Amir Wright (excused).

Commissioners in attendance: 7 of 7

Staff Present: Amy Davidson, Jenny McNulty, Mike Uberti, Jenny Wyant

Members of the public in attendance: 8

Public Speakers: 7

### **2. Agenda Approval**

Action: M/S/C (Wolfe/Lord) to approve the agenda.

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

### **3. Public Comment**

There were four speakers during public comment.

### **4. Approval of the November 1, 2018 Regular Meeting Minutes**

Action: M/S/C (Lord/Lewis) to approve the minutes with an amendment to Item 9 to state that “In the event that no candidate receives the majority of the vote, the lowest candidates will be removed from eligibility and the commission will re-vote to select an officer.”

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

### **5. Receive Presentation and Provide Comments on the 2019 Update to the Local Hazard Mitigation Plan**

**6. Discussion and Possible Referral to City Council to Review Code Enforcement**

Action: M/S/C (Lord/Johnson) to send an information report to City Council regarding the Commission's upcoming meeting with the Resilient Buildings Program Manager to discuss:

- The Commission's code enforcement oversight role;
- The new manager's views on how the Commission can best implement that role;
- The City Council referral to strengthen the Residential Housing Safety Program; and
- The Seismic Retrofit program.

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

**7. Discussion and Possible Action on 2018 HOME RFP Proposals and Recommendation to Reissue the RFP to Consider Measure O Funds**

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 (Johnson/Lewis) to extend the meeting one hour to 10:00 pm.

Vote: Ayes: Johnson, Lewis, Lord, Owens, Sargent and Tregub. Noes: None. Abstain: None. Absent: Wolfe (recused) and Wright (excused).

Action: M/S/C (Johnson/Lewis) to adopt the Housing Trust Fund subcommittee's recommendation to:

- A. Recommend that the Housing Advisory Commission recommend to the City Manager to allow applicants that submitted proposals in response to the 2018 HOME RFP an additional 30 days (from the date a decision is made) to revise their proposals to address the issues identified in the staff report.
- B. If no feasible project is selected, recommend to the Housing Advisory Commission and City Council to release a reissued RFP with consideration for additional local funds.

Vote: Ayes: Johnson, Lewis, Lord, Owens, Sargent and Tregub. Noes: None. Abstain: None. Absent: Wolfe (recused) and Wright (excused).

**8. Discussion and Possible Action to Nominate Candidates for February Officer Elections**

Action: M/S/C (Lord/Lewis) to establish the following nominees for the February officer elections:

- Chair: Johnson, Lord, Wolfe
- Vice Chair: Johnson, Lewis, Lord, Sargent, Owens, Tregub

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

**9. Discussion and Possible Action to Make Recommendations to Council to Create the Measure O Oversight Committee and Measure P Homeless Services Panel of Experts**

Action: M/S/C (Johnson/Thomas) to recommend to City Council that the independent oversight committee and Homeless Services Panel of Experts as designated under Measures O & P be created as soon as possible.

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

**10. Discussion and Possible Recommendation to Council on the Housing Advisory Commission's Communicating and Meeting with Community Stakeholders on Housing Innovations**

Action: M/S/C (Lord/Johnson) to recommend to City Council to authorize the Housing Advisory Commission to:

- Communicate directly, in writing, with various affordable housing organizations for the limited purposes and with the disclaimer described below;
- To receive, and place on the record, written replies and replies spoken to the Commission in session;
- To ask the City Manager and City Attorney to craft the disclaimer we describe below and provide a proper version to the Commission;
- To have the option to schedule (in cooperation with the Commission Secretary) up to one (1) additional meeting of the Housing Advisory Commission prior to June 2020, a Special Meeting to which these organizations may be invited to discuss the issues described below; and
- With none of these authorizations extending beyond June 2020 without further review by City Council.

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

**11. Discussion and Possible Action to Recommend the City Council Endorses AB 10, SB 18, and SCA 1**

**12. Discussion and Possible Action to Make Recommendations to the Joint Subcommittee for the Implementation of State Housing Law (JSISHL)**

**13. Discussion and Possible Action to Update Work Plan**

**14. Update on Council Items**

**15. Announcements/Information Items**

**16. Future Items**

**17. Adjourn**

Action: M/S/C (Lewis/Johnson) to adjourn the meeting at 10:13 pm.

Vote: Ayes: Johnson, Lewis, Lord, Owens, Sargent, Tregub and Wolfe. Noes: None.

Abstain: None. Absent: Wright (excused).

Approved on February 7, 2019

\_\_\_\_\_, Amy Davidson, Secretary