



HOUSING ADVISORY COMMISSION
Thursday, November 4, 2021

Housing Advisory Commission

Time: 7:02 pm
Held via Video and
Teleconference

Secretary – Mike Uberti
HAC@cityofberkeley.info

DRAFT MINUTES

1. Roll Call

Present: Sara Fain, Xavier Johnson, Libby Lee-Egan, Debbie Potter, Ainsley Sanidad, Maryann Sargent, Leah Simon-Weisberg.

Absent: Mari Mendonca (excused) and Alexandria Rodriguez (unexcused).

Commissioners in attendance: 7 of 8

Staff Present: Rhianna Babka, Mike Uberti, and Jenny Wyant.

Members of the public in attendance: 25

Public Speakers: 13

2. Agenda Approval

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

Vote: Ayes: Fain, Johnson, Lee-Egan, Potter, Sanidad, Sargent, and Simon-Weisberg.
Noes: None. Abstain: None. Absent: Mendonca (excused) and Rodriguez (unexcused).

3. Public Comment

There was one speaker during public comment.

4. Approval of the September 30, 2021 Special Meeting Minutes

Action: M/S/C (Lee-Egan/Rodriguez) to accept the September 30, 2021 Special Meeting Minutes.

Action: M/S/C (Potter/Simon-Weisberg) to approve the September 30, 2021 Special Meeting Minutes.

Vote: Ayes: Fain, Johnson, Lee-Egan, Potter, Sanidad, Sargent, and Simon-Weisberg.
Noes: None. Abstain: None. Absent: Mendonca (excused) and Rodriguez (unexcused).

5. Discussion and Possible Action to Recommend a Substantial Amendment to the PY 2021 Annual Action Plan to accept the HOME-ARP funds for a Project HomeKey proposal

Public Comment: 1

Action: M/S/C (Simon-Weisberg/Potter) to recommend Council approve an amendment to the PY2021 (FY22) Annual Action Plan to allow for a one-time allocation of \$2,735,696 of HOME Investment Partnerships Program – American Rescue Plan

(HOME-ARP) funds, and that said funds are prioritized for a State of California Housing and Community Development Homekey Program project.

Vote: Ayes: Fain, Johnson, Lee-Egan, Potter, Sanidad, Sargent, Simon-Weisberg.

Noes: None. Abstain: None. Absent: Mendonca (excused) and Rodriguez (unexcused).

6. Discussion and Possible Action to Adopt the Housing Trust Fund Subcommittee's Funding Recommendations for the 2021 Housing Trust Fund Request for Proposals

Public Comment: 9

Action: M/S/C (Lee-Egan/Potter) to recommend that Council:

1. Fund the following proposals at the following levels:
 - Ashby Lofts (2909-2919 Ninth / Satellite Affordable Housing Associates / SAHA) at \$850,000
 - Ephesians Legacy Court (1708 Harmon / Community Housing Development Corporation / CHDC) at \$2,500,000
 - MLK House (2942-2944 MLK / Resources for Community Development / RCD) at \$1,178,974
 - St Paul Terrace (2024 Ashby / Community Housing Development Corporation / CHDC) at \$2,500,000
 - Supportive Housing in People's Park (2556 Haste / Resources for Community Development / RCD) at \$14,359,593 (including up to \$3M for predevelopment)
2. Reserve the balance of approximately \$13M dollars for a CHDC project to be determined based on the project's readiness and feasibility, and with the intent that once further predevelopment work has been completed, the City Manager, CHDC, and the HTF Subcommittee work together to recommend a specific project for fund reservation.
3. Prioritize future housing funds (including, but not limited to, HTF and Measure O funds) for the CHDC project not funded through this RFP.
4. Make a forward reservation of the following funds, in addition to currently available housing funds in the RFP:
 - a. Up to \$17M in Measure O bond funds from the third issuance (anticipated in 2025); and
 - b. Up to \$2.5M in FY2023 general funds from Measure U1
5. Condition predevelopment funding for new construction projects on site control;
6. Authorize the City Manager to refinance existing HTF development loans and predevelopment loans for each project into new loans with terms consistent with the HTF Guidelines;
7. Approve the following waivers of the HTF Guidelines for MLK House:

- a. Waive Section IV.C.1 to allow a subsidy in excess of 40% of total development costs; and
 - b. Waive Section IV.C.2 to allow an interest rate of 0% for the new loan (in line with Council's 2017 approval of 0% interest rate for the refinanced MLK House loan)
8. Allow Northern California Land Trust to submit a revised application for up to \$500k in Permanent Local Housing Allocation (PLHA) rehabilitation funds to support the renovation of 2207 Haste.
- a. Within 90 days of City Council action; and
 - b. With a scope of work consistent with renovations proposed, substantiated by an updated physical needs assessment.

Vote: Ayes: Fain, Johnson, Lee-Egan, Potter, Sanidad, Sargent, and Simon-Weisberg.
Noes: None. Abstain: None. Absent: Mendonca (excused) and Rodriguez (unexcused).

7. Discussion and Possible Action to Adopt Funding Recommendations for 2021 Educator Housing Notice of Funding Availability

Public Comment: 1

Action: M/S/C (Simon-Weisberg/Johnson) to recommend that Council fund the BUSD Workforce Housing project (1701 San Pablo / SAHA / Abode) at \$24.5M with the following conditions:

- Waive Section III.A.1 of the Housing Trust Fund Guidelines to allow the project to serve higher affordability levels in order to meet the needs of BUSD educators.
- Condition disbursement of funding on site control.

Vote: Ayes: Fain, Johnson, Lee-Egan, Potter, Sanidad, Sargent, and Simon-Weisberg.
Noes: None. Abstain: None. Absent: Mendonca (excused) and Rodriguez (unexcused).

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

9. Announcements/ Information Items

10. Future Items

11. Adjourn

Action: M/S/C (Simon-Weisberg/Potter) to adjourn the meeting at 9:01 pm.

Vote: Ayes: Fain, Johnson, Lee-Egan, Potter, Sanidad, Sargent, Simon-Weisberg.

Noes: None. Abstain: None. Absent: Mendonca (excused) and Rodriguez (unexcused).

Approved:  _____, Mike Uberti, Secretary