



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, May 2, 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, Matthew Lewis (substitute for Leah Simon-Weisberg, arrived at 7:03pm), Thomas Lord, Maryann Sargent, Alex Sharenko, Igor Tregub (arrived at 7:53pm), Marian Wolfe and Amir Wright.

Absent: Darrell Owens (unexcused) and Leah Simon-Weisberg (excused).

Commissioners in attendance: 8 of 9

Staff Present: Jenny McNulty, Brent Nelson, Alex Roshal, Mike Uberti and Jenny Wyant

Members of the public in attendance: 3

Public Speakers: 1

2. Agenda Approval

Action: M/S/C (Johnson/Wright) to move Agenda Item #6 before Agenda Item #5, to remove Agenda Item #10, and to approve the agenda.

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

3. Public Comment

There was one speaker during public comment.

4. Approval of the April 4, 2019 Regular Meeting Minutes

Action: M/S/C (Wolfe/Sharenko) to approve the minutes with an amendment acknowledging that Commissioner Sargent's absence was excused, and an amendment to Agenda Item #9 indicating that Commissioner Sharenko seconded the motion.

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

5. Presentation and Discussion on the Metropolitan Transportation Commission (MTC) Committee to House the Bay Area (CASA) Planning Initiative

Action: M/S/C (Johnson/Sharenko) to limit discussion to three minutes per commissioner following each commissioner's opportunity for initial questions.

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

(unexcused).

6. Presentation and Discussion on Rental Housing Safety Program

Public Speakers: 1

7. Discussion and Possible Action on the 1281 University Avenue Subcommittee's Recommendation to Issue an RFP for 1281 University Avenue

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

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

Action: M/S (Lewis/Wright) to recommend a Request for Proposals for residential development at the City-owned site at 1281 University Avenue with a requirement that at least 50% of the on-site units be restricted to 50% AMI or below households, with consideration given for temporary use of the site, and, if the RFP yields no viable housing projects, the site would be sold to the Parks, Recreation and Waterfront Department for transition into a park with proceeds to be deposited in the Housing Trust Fund.

Action: M/S/C (Sharenko/Johnson) a substitute motion to recommend a Request for Proposals for residential development at the City-owned site at 1281 University Avenue with a requirement that at least 50% of the on-site units be restricted to 50% AMI or below households, and that Council consider interim use of the site for housing purposes.

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

Action: M/S/C (Johnson/Lewis) to reconsider the substitute motion.

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

Action: M/S/C (Lord/Sharenko) to extend the meeting 15 minutes to 9:45pm

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

Action: M/S/C (Tregub/Lewis) to consider Commissioner Tregub's motion as the main motion for this Agenda Item.

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

Action: M/S/C (Tregub/Lewis) to recommend issuing a Request for Proposals for residential development at the City-owned site at 1281 University Avenue with a requirement that at least 50% of the on-site units be restricted to 50% AMI or below households, with consideration given to accommodations that serve unhoused or homeless

households including nontraditional living arrangements such as tiny homes and that Council consider interim use for the site for housing purposes.

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

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

Action: M/S/C (Wright/Tregub) to adopt the Bi-Annual Housing Policy Report Subcommittee recommendations, as amended by Commissioner Johnson, to Council to allocate \$5 million in general fund revenue as follows:

• Small Sites/Community Land Trusts	\$1,000,000
• Housing Trust Fund	\$2,500,000
• Development of New Housing Programs (Housing Co-Ops, Land Trusts)	\$250,000
• Anti-Displacement	\$900,000
• Administrative Costs	\$350,000
Total (2019)	\$5,000,000

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

9. Discussion and Possible Action on a Work Plan Process

Action: M/S/C (Johnson/Tregub) to direct Commissioners to submit ideas for the annual work plan in an outline format and submit for inclusion in the June agenda.

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

10. Update on Council Items

11. Announcements/Information Items

12. Future Items

13. Adjourn

Action: M/S/C (Tregub/Wright) to adjourn the meeting at 9:45pm.

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

Approved on June 6, 2019

_____, Mike Uberti, Acting Secretary