



HOUSING ADVISORY COMMISSION
Thursday, March 3, 2022

Housing Advisory Commission

Time: 7:03 pm
Held via Video and
Teleconference

Secretary – Mike Uberti
HAC@cityofberkeley.info

APPROVED MINUTES

1. Roll Call

Present: Nico Calavita, Sara Fain, Xavier Johnson, Libby Lee-Egan, Mari Mendonca, Debbie Potter, Ainsley Sanidad, and Leah Simon-Weisberg.

Absent: Alexandria Rodriguez (unexcused).

Commissioners in attendance: 8 of 9

Staff Present: Mike Uberti and Anna Cash.

Members of the public in attendance: 9

Public Speakers: 12

2. Agenda Approval

Action: M/S/C (Potter/Fain) to approve the agenda.

Vote: Ayes: Calavita, Fain, Johnson, Lee-Egan, Mendonca, and Potter. Noes: None.

Abstain: None. Absent: Rodriguez (unexcused), Sanidad (unexcused), and Simon-Weisberg (unexcused).

3. Public Comment

There were two speakers during public comment.

4. Approval of the February 3, 2022 Special Meeting Minutes

Action: M/S/C (Potter/Mendonca) to accept the February 3, 2022 Special Meeting Minutes.

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

5. Discussion and Possible Action on the City of Berkeley's Draft Annual Action Plan (AAP) PY 2022 for Department of Housing and Urban Development (HUD)
Public Comment: 2

Action: M/S/C (Simon-Weisberg/Johnson) to recommend the City Council Recommend the adoption Annual Action Plan (AAP) for Federal Program Year (PY) 2022 for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement Project including the Fred Finch Youth Center application with an extra 10% contingency to the current proposal.

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

6. Discussion and Possible Action on Citywide Affordable Housing Requirements
Public Comment: 8

Action: M/S/C (Potter/ Simon-Weisberg) to recommend the City Council:

- Amend Berkeley Municipal Code (BMC) Chapter 23.328, updating the citywide Affordable Housing Requirements (AHR) in the Zoning Ordinance; with the following amendments to the staff recommendations:
 - Initiate an in-lieu fee evaluation study within one year;
 - Track the distribution of fees, onsite units, and mixed compliance projects and report within two years, with the intent to reevaluate the ordinance if onsite units are not increasing over time from the current baseline; and
 - Tie rent increases for inclusionary units to 65% of CPI consistent with Rent Board calculations for rent increases.
- Repeal existing administration and zoning code sections that refer to affordable housing requirements, BMC Section 22.20.065, and Section 23.312.040(A)(6);
- Rescind Resolution No. 68,074-N.S. related to fees, exemptions, and administration of inclusionary affordable housing and in-lieu programs;
- Adopt a Resolution addressing regulations for a voucher program and establishing an in-lieu fee pursuant to BMC Section 23.328.020(A)(2).

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

7. Discussion and Possible Action to Appoint a Housing Trust Fund Subcommittee

Action: M/S/C (Fain/Simon-Weisberg) to appoint a Housing Trust Fund Subcommittee with Commissioners Johnson, Potter, and Mendonca and Lee-Egan through February 28, 2023.

Vote: Ayes: Calavita, Fain, Johnson, Lee-Egan, Mendonca, Potter, Sanidad, and Simon-Weisberg. Noes: None. Abstain: None. Absent: 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 (Johnson/Mendonca) to adjourn the meeting at 10:35 pm.

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

Approved:

_____, Mike Uberti, Secretary