



HOUSING ADVISORY COMMISSION
Thursday, October 6, 2022

Housing Advisory Commission

Time: 7:04 pm
Held via Video and
Teleconference

Secretary – Mike Uberti
HAC@cityofberkeley.info

APPROVED MINUTES

1. Roll Call

Present: Janis Ching (alternate for Nico Calavita), Xavier Johnson, Libby Lee-Egan, Mari Mendonca, Alexandria Rodriguez (left at 8:15pm), Ainsley Sanidad, and Leah Simon-Weisberg (arrived 7:08pm).

Absent: Nico Calavita (excused), Sara Fain (unexcused), Debbie Potter (excused),
Commissioners in attendance: 7 of 8

Staff Present: Anna Cash, Jenny McNulty, and Mike Uberti.

Members of the public in attendance: 2

Public Speakers: 2

2. Agenda Approval

Action: M/S/C (Mendonca/Rodriguez) to approve the agenda.

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

3. Public Comment

There was one speaker during public comment.

4. Approval of the September 1, 2022 Regular Meeting Minutes

Action: M/S/C (Simon-Weisberg/Johnson) to accept the September 1, 2022 Regular Meeting Minutes.

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

5. Discussion and Possible Action to Recommend Amendments to the City of Berkeley Housing Code

Public Comment: 1 speaker

Action: M/S/C (Simon-Weisberg/Johnson) to recommend City Council adopt the staff recommendation for the reenactment of the Berkeley Housing Code with the inclusion of a tenant habitability plan.

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

6. Discussion and Possible Action to Adopt a Tenant Habitability Plan Ordinance

Public Comment: 1 speaker

Action: M/S/C (Simon-Weisberg/Ching) to draft a letter to the City Council recommending the adoption of a Tenant Habitability Plan ordinance expeditiously.

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

7. Discussion and Possible Action on Preferences for Affordable Housing

Action: M/S/C (Simon-Weisberg/Mendonca) to recommend City Council adopt a policy to establish the following preferences for new affordable housing created via the City's Housing Trust Fund and Below Market Rate programs:

- Displacement due to eminent domain for North Berkeley and Ashby BART construction
- Displaced in Berkeley due to foreclosure since 2005
- Families with children
- Homeless or at risk of homelessness
- Ties to redlined areas
- Ties to redlined areas – historical
- Displaced in Berkeley due to eviction within the past seven years;

- The preferences will be structured to provide applicants that qualify for the “Displacement due to eminent domain for North Berkeley and Ashby BART construction” a first priority and all remaining preferences will be equally weighted; and
- Share the research that informed these recommendations with the City's reparations consultant.

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

8. Discussion and Possible Action to Fund a Study to Document the City of Berkeley's History of Discriminatory Actions

Public Comment: 1 speaker

Action: M/S/C (Simon-Weisberg/Johnson) to recommend City Council fund a study to document the City of Berkeley's history of discriminatory actions as well as its actions to regulate or fail to regulate discrimination in the housing market. This work should be sourced to local community organizations advancing racial justice initiatives in the community.

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

9. Discussion and Possible Action to Adopt an Ordinance to Remove Credit Checks and Eviction History from Applications for Housing

Public Comment: 1 speaker

Action: M/S/C (Simon-Weisberg/Mendonca) to recommend City Council adopt an ordinance to remove credit checks and eviction history from applications for housing.

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

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

- a. Harriet Tubman Terrace Tenant Support (10/11/22)

11. Announcements/Information Items

- a. 1685 Solano Ave. Small Sites Program (SSP) Grand Opening

12. Future Items

13. Adjourn

Action: M/S/C (Simon-Weisberg/Mendonca) to adjourn the meeting at 9:12 pm.

Vote: Ayes: Ching, Johnson, Lee-Egan, Mendonca, Sanidad, and Simon-Weisberg.

Noes: None. Abstain: None. Absent: Calavita (excused), Fain (unexcused), Rodriguez (unexcused), and Potter (excused).

Approved:

_____, Mike Uberti, Secretary