



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

AGENDA

Regular Meeting Thursday, May 2, 2024 7:00 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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Written communications submitted by mail or e-mail to the Housing Advisory Commission by 5:00 p.m. the day before the meeting will be distributed to the members of the Committee in advance of the meeting and retained as part of the official record.

All agenda items are for discussion and possible action.

Public comment policy: Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

1. **Roll Call**
2. **Land Acknowledgement** (Attachment 1)
3. **Agenda Approval**
4. **Public Comment**
5. **Approval of April 4, 2024 Meeting Minutes** (Attachment 2)
6. **Receive Presentation and Possible Action: Bay Area Housing Finance Agency (BAHFA) Regional Bond Measure – Alameda County HCD**
7. **Receive Presentation: San Pablo Specific Plan Update – Staff** (Attachment 3)
8. **Discussion and Possible Action: HAC Work Plan Process** (Attachments 4 & 5)
9. **Update on Council Items (Future Dates Subject to Change)**
 - a. Submission of the PY 2024 (FY 2025) Annual Action Plan Containing Allocations of Federal Funds to Community Agencies and Recommendations of Other Local and State Funding to Community Agencies for FY 2025 - 2028 (05/07/2024)
10. **Announcements/Information Items**
11. **Future Items**
 - a. Appoint Housing Trust Fund and Public Facilities Improvements subcommittees (June)
 - b. Adopt Work Plan (June)

12. Adjourn

Attachments

1. Land Acknowledgment
2. Draft April 4, 2024 Meeting Minutes
3. San Pablo Specific Plan Update Presentation
4. Memo re: Annual Commission Work Plan
5. FY 2023-24 HAC Work Plan

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900.

COMMUNICATION ACCESS INFORMATION:



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

ATTACHMENT 1

Land Acknowledgement Statement

The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Regular Meeting Thursday, April 4, 2024 7:11 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell, Truman Braslaw, Keyanna Ortiz-Cedeño, and Debbie Potter.

Absent: Nico Calavita (unexcused), Mari Mendonca (excused), and Leah Simon-Weisberg (unexcused).

Staff Present: Anna Cash

Commissioners in attendance: 4 of 6.

Members of the public: 1.

Public Speakers: 0.

2. Land Acknowledgement

3. Agenda Approval

Action: M/S/C (Bell/Ortiz-Cedeño) to approve the agenda.

Vote: Ayes: Bell, Braslaw, Ortiz-Cedeño, and Potter. Noes: none. Abstain: none. Absent: Calavita (unexcused), Mendonca (excused), and Simon-Weisberg (unexcused).

4. Public Comment

There were no speakers during public comment.

5. Approval of March 13, 2024 Meeting Minutes

Action: M/S/C (Ortiz-Cedeño/Braslaw) to approve the March 13, 2024 Special Meeting minutes.

Vote: Ayes: Bell, Braslaw, Ortiz-Cedeño, and Potter. Noes: none. Abstain: none. Absent: Calavita (unexcused), Mendonca (excused), and Simon-Weisberg (unexcused).

6. Receive Presentation from City of Berkeley Community Development Block Grant (CDBG) funded subrecipient: Bay Area Community Services (BACS) North County Housing Resource Center Access Point

7. Update on the Arts and Housing Subcommittee

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

9. Announcements/Information Items

- a. Update on West Berkeley Shellmound Sacred Site (1900 Fourth St.)

10. Future Items

- a. Bay Area Housing Finance Agency (BAHFA) presentation (May)
- b. San Pablo Specific Plan update (May)
- c. Discussion of HAC Work Plan process (May)

11. Adjourn

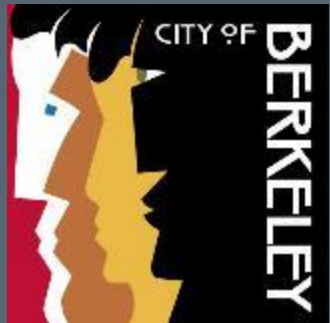
Action: M/S/C (Ortiz-Cedeño/Bell) to adjourn at 8:30pm.

Vote: Ayes: Bell, Braslaw, Ortiz-Cedeño, and Potter. Noes: none. Abstain: none. Absent: Calavita (unexcused), Mendonca (excused), and Simon-Weisberg (unexcused).

Approved: _____, Anna Cash, Secretary

San Pablo Avenue Specific Plan

Status Update and Overview



Agenda

1. Project Overview
2. Status Update
3. Key Existing Conditions Data
4. Community Open House Overview
5. Questions and Discussion

Why the Specific Plan?

1. Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) Priority Development Areas (PDA).
 - a) ABAG/MTC Grant
2. 2015 City Council Referral
3. Housing Element: Program 27 - Priority Development Areas (PDA), Commercial and Transit Corridors.

Develop a “San Pablo Avenue Corridor PDA Specific Plan, which will increase allowed densities and/or development capacity, and study design standards, public improvements, and mechanisms to incentivize affordable housing.”

Project Outcomes

What is a Specific Plan?

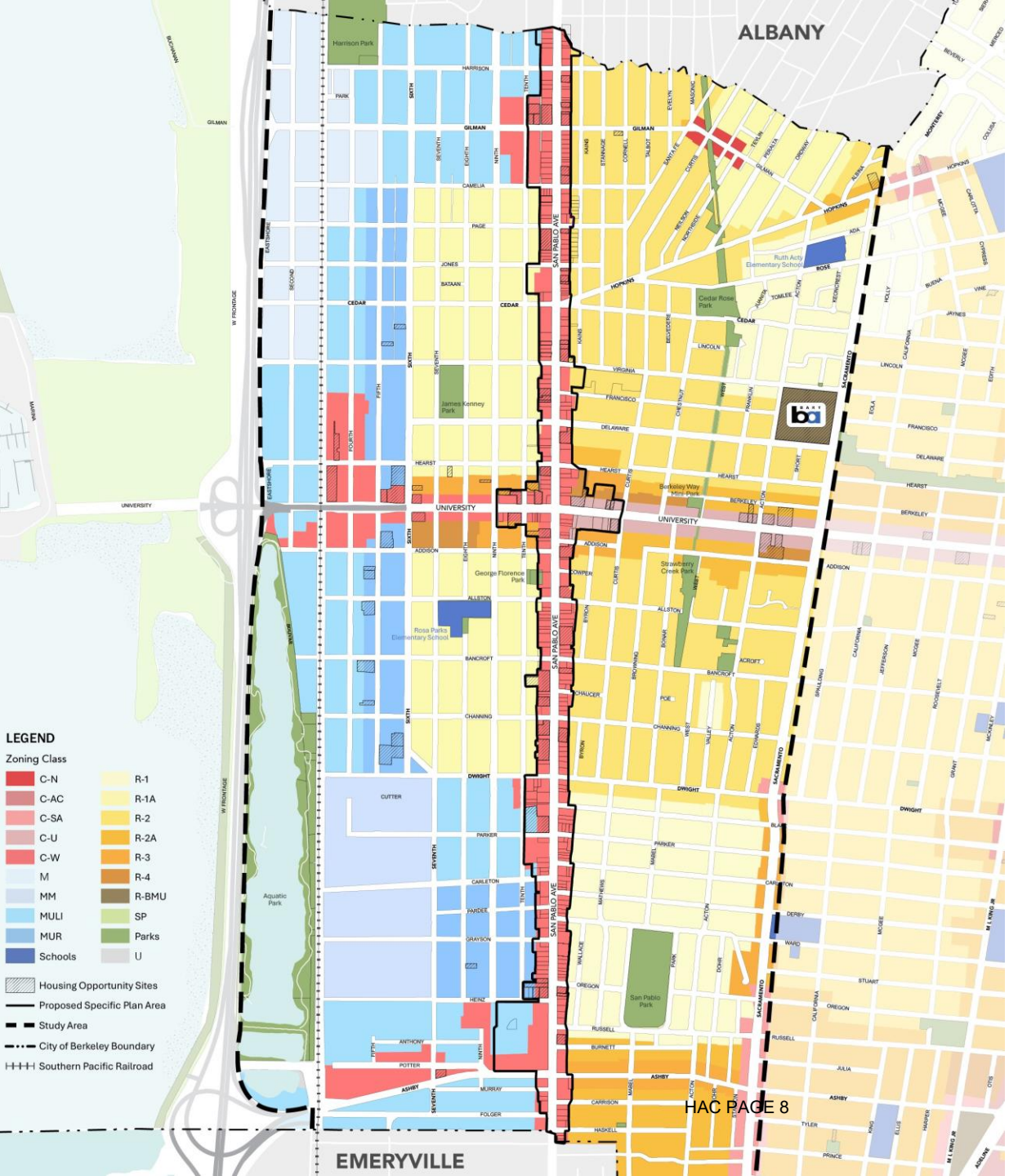
Articulate a vision for the future of San Pablo Avenue

Define community-based and context-sensitive regulation and policy that can apply to the San Pablo Ave Specific Plan Boundary

Identify improvements to provide a multitude of opportunities for living, working and community life.

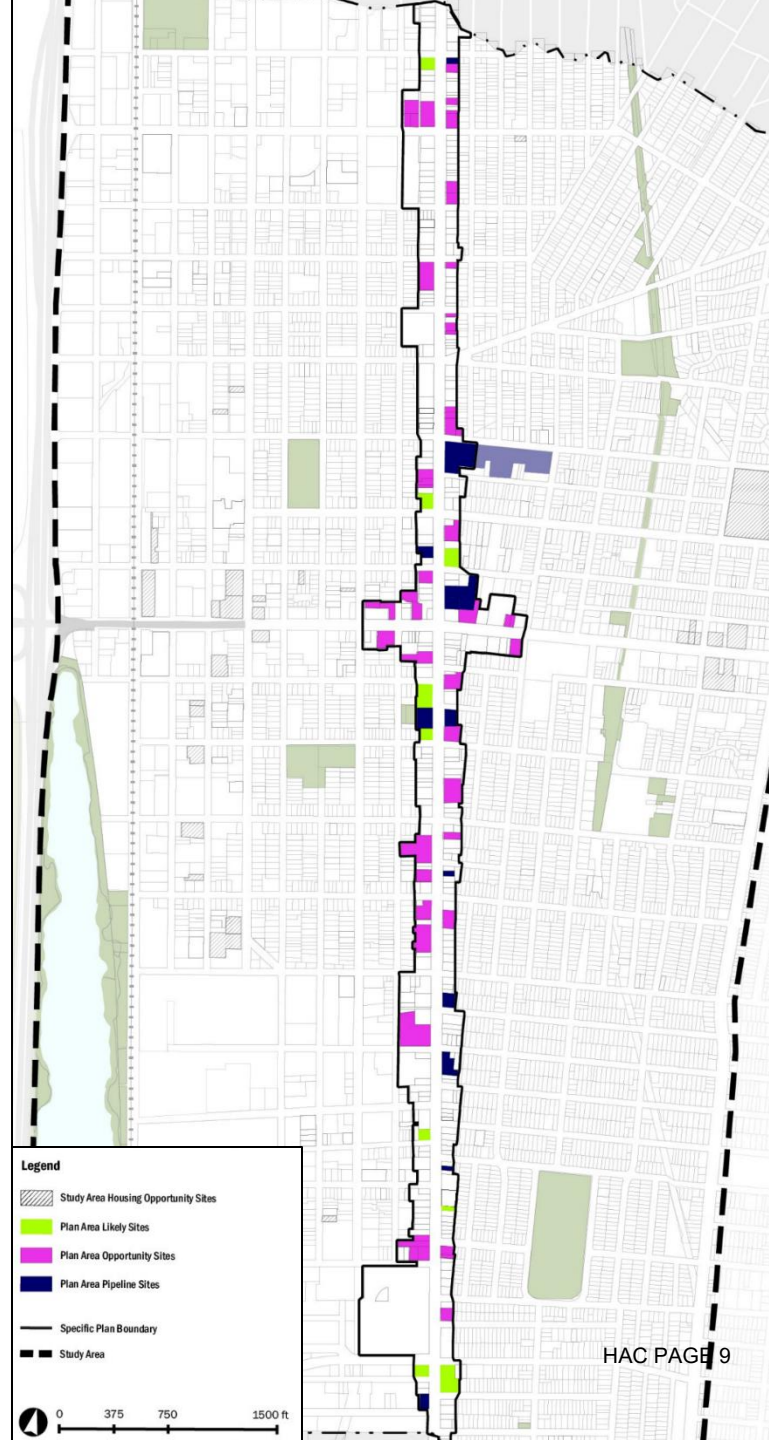
Specific Plan Boundary and Study Area

- **Specific Plan Boundary:** Most of the parcels are part of existing West Berkeley Commercial district (C-W)
- **Study Area:** Adjacent neighborhoods with strong relationship to San Pablo Ave area, and part of community engagement process



Plan Area Housing Element Update, Housing Sites Inventory

Attachment 3
05/02/2024



Housing Element Sites

75 HE inventory sites

51 opportunity sites

9 Likely sites

15 pipeline sites

Housing Element Units

Projected New Units: 3,682

520 on Likely sites

1,139 on Pipeline sites

2,023 on Opportunity sites

Current Housing Units

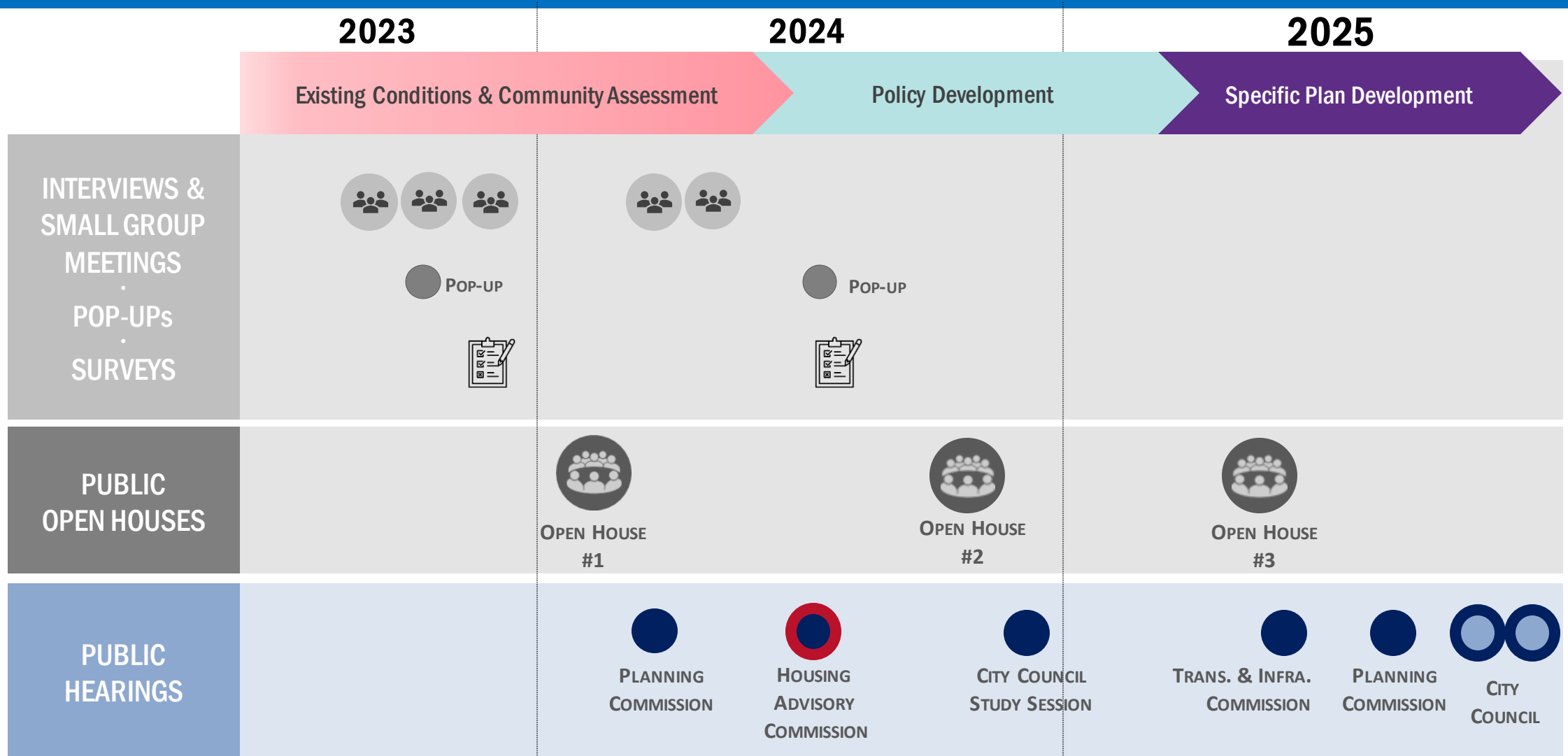
Current Unit Count: 2,588

242 SF detached

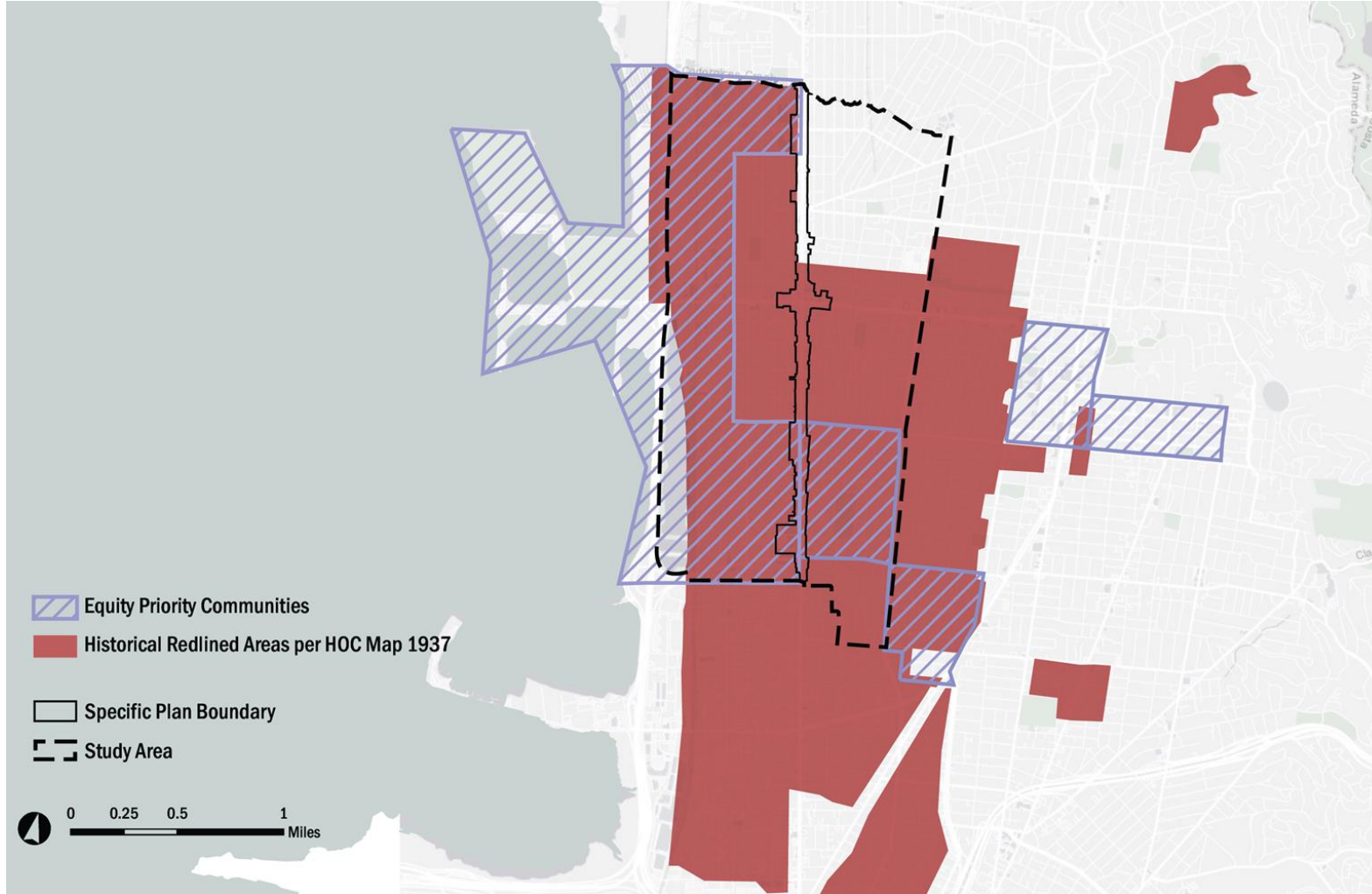
328 MF (2-4 units)

2,018 MF (5+ units)

Project Timeline

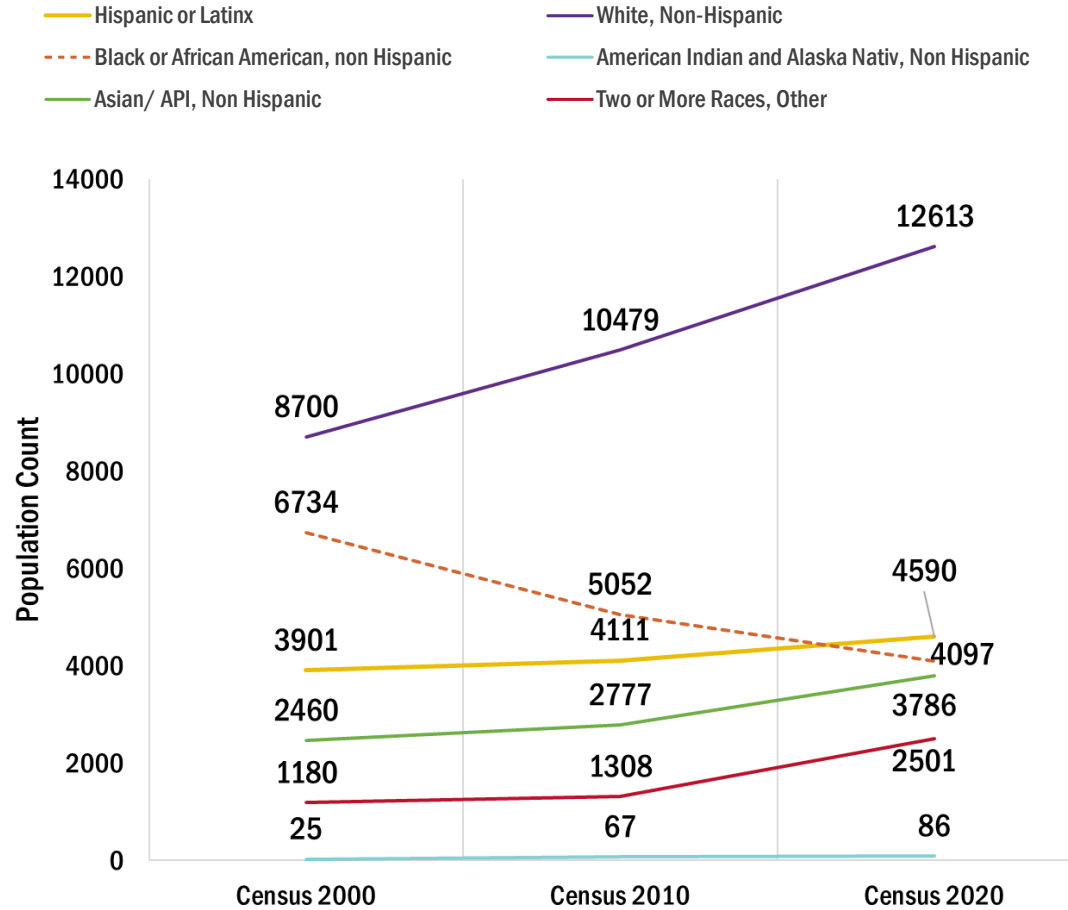


Community Demographics and Equity

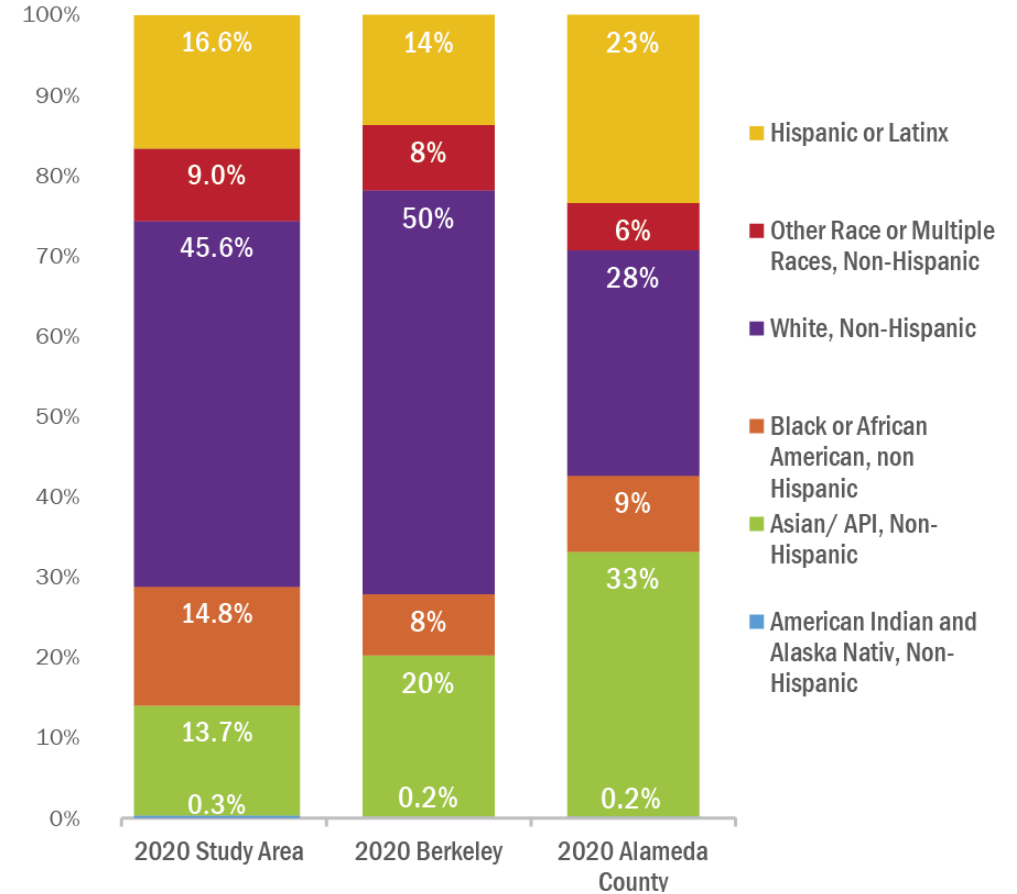


Equity Priority Communities and Redlined Communities. Source: Robert K. Nelson and Edward L Ayers, Mapping Redlining, 2023. MTC, EPC Data, 2021.

Community Demographics and Equity



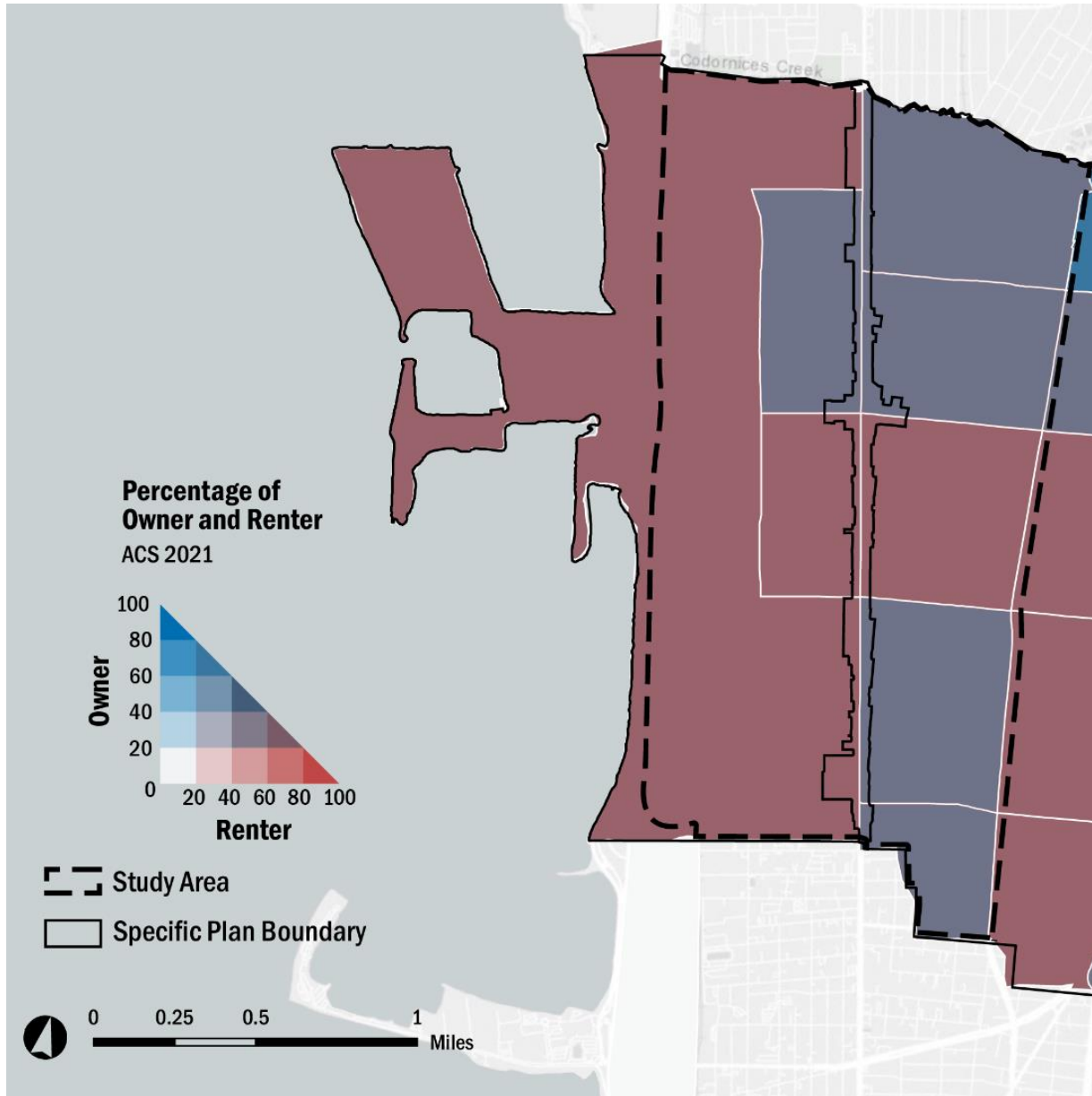
Racial and Ethnic Composition in 2020, Source: U.S. Decennial Census 2020 Table P9



Racial Shift in Study Area by Census Tracts, Source: U.S. Decennial Census, 2000 Table P7, 2010-2020 Table P9

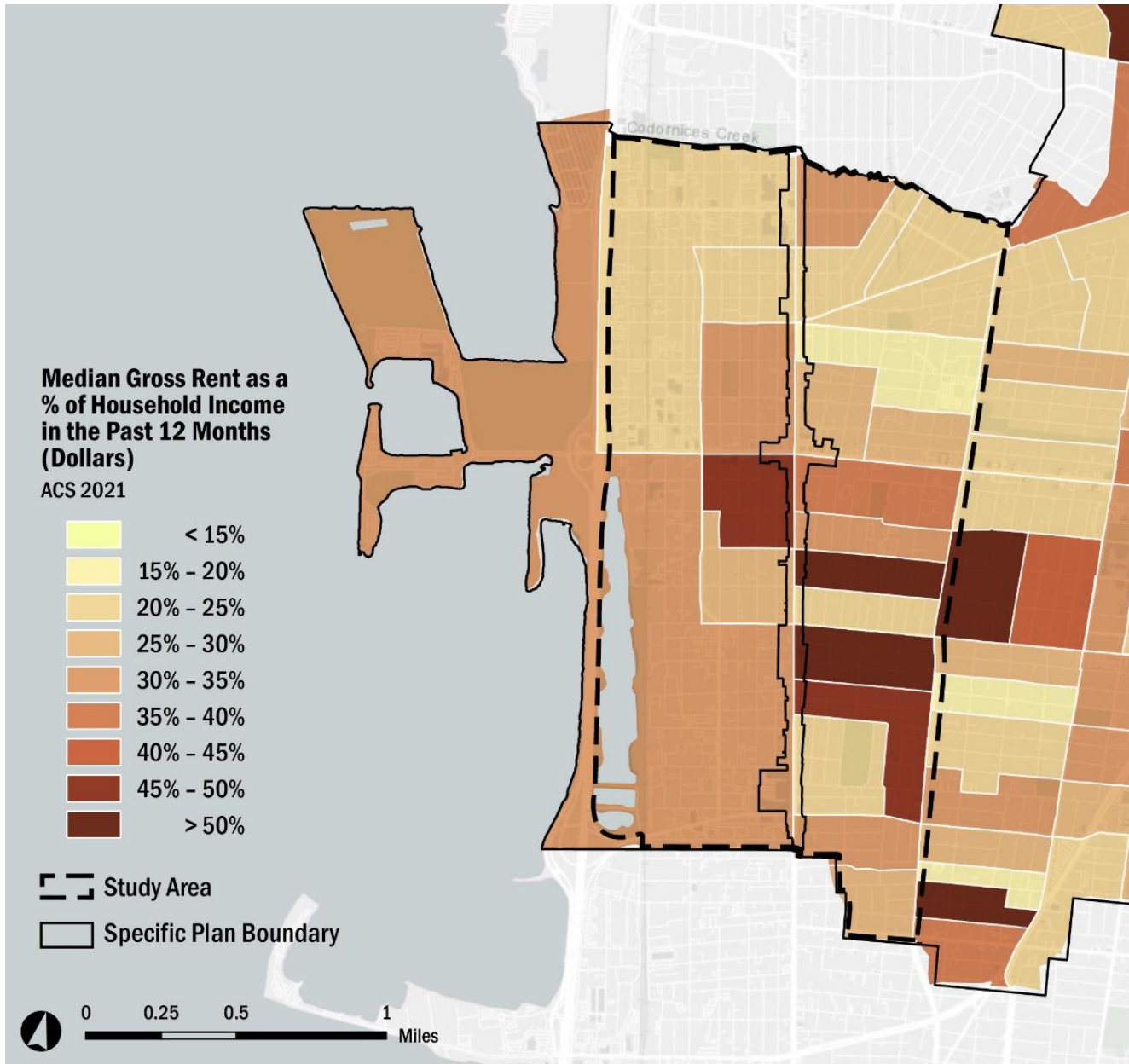
Household Conditions

- The Study Area (**10,781 units**) has a higher share of renters (55.3%) relative to owners (44.7%).
- In 2021, the Study Area contained 319 overcrowded units **30% of overcrowded housing citywide**
- In the area, **Owners' housing costs are a lower share** of their income



Mix of Households that Own or Rent in Berkeley. United States Census Bureau. ACS. 2021, Table DP04.

Household Income and Housing Cost



	Less Than \$10,000:	\$10,000 To \$19,999:	\$20,000 To \$34,999:
Total:	395	602	762
Less Than 20.0 Percent	0	0	6
20.0 To 24.9 Percent	0	0	3
25.0 To 29.9 Percent	18	51	42
30.0 To 34.9 Percent	8	53	41
35.0 To 39.9 Percent	7	24	15
40.0 To 49.9 Percent	0	172	101
50.0 Percent Or More	286	284	548
Not Computed	76	18	6

Rent Burden by Household Income in the Past 12 Months (Dollars), ACS 2021 (5-year Estimates)

- More than half of tenants are cost burdened
- Over 1,100 renter households earn less than \$35,000 and pay more than 50% of their income for rent.

Median Gross Rent as a Percentage of Household Income in the Past 12 Months (Dollars), ACS 2021 (5-year Estimates)

Community Open House – January 24, 2024

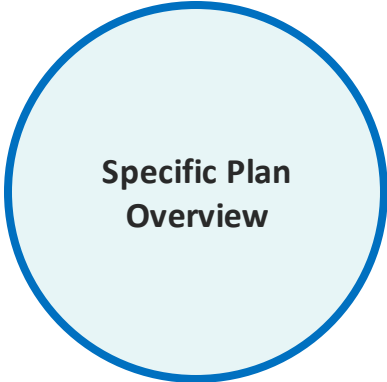


Community Open House – January 24, 2024

**Let's
Draw!**



1



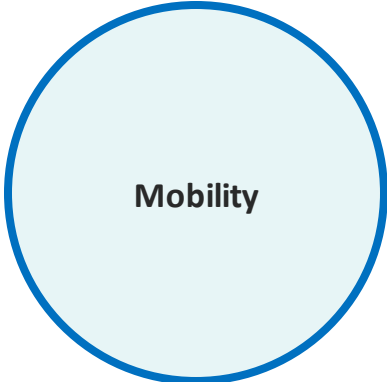
2



3



4



5



6



Community Open House – Housing

Demographics & Housing Affordability

Demographics

Berkeley's population grew by 9% from 2010 to 2020, to 122,540 people. In contrast, the Study Area grew by 16% in that time, to a population of 26,380 people, 22% of Berkeley's total population.

Household and Housing Characteristics

Roughly half of the Study Area households earn less than 80% of Area Median Income (\$60,871) and a third earn less than 50% of Area Median Income. These households would likely be eligible for affordable housing.

In the Study Area, more than half of tenants are cost-burdened, meaning they spend >30% of their gross household income on rent and utilities.

Between 2010-2020, the number of housing units in Berkeley increased by 6%. New housing was primarily developed along major corridors, like San Pablo, University, Shattuck, Telegraph and Dwight Way.

What types of housing are most needed

San Pablo Ave

Not at all important ← → Extremely important

- Affordable Housing (rental)
- Condominium (owned)
- Group Living*
- Artist Housing
- Senior Housing

* Group Living can take many forms, including multi-generational housing, or other community specific groups.

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

Projected Housing Development

Current Housing Units

As of As of 2020, there were 2,588 existing housing units in the Specific Plan Area.

- 212 Single Family
- 328 Multifamily (2-4 units)
- 2048 Multifamily (5+ units)

The Housing Element

The Housing Element presents the City's 8-year plan to meet the housing needs of our community including a sites inventory to accommodate the Regional Housing Needs Allocation established by the State.

The Housing Element was recently revised and adopted in early 2023 following an 18-month public outreach and planning process.

Learn more about the Housing Element at the City's website here:

The City's Housing Element

is one of nine elements in the City's General Plan.

The General Plan

is a comprehensive and long-range statement of priorities and values developed to guide public decision-making.

All land-use decisions must be consistent with the goals, objectives, and policies of the General Plan.

51 Opportunity sites

were identified by the Housing Element within the Specific Plan Area.

Opportunity sites include:

- Vacant or underutilized sites with near-term potential for residential or mixed-use development.
- Some sites used in the 5th Cycle Housing Element but remain available for development.

Policy Highlight

Berkeley Affordable Housing Preference Policy

In July 2023, Berkeley adopted a policy to provide preference for current residents and descendants of residents of the city's historically redlined areas. Households with ties to the area receive priority in leasing new City funded or regulated affordable units. Because much of the Study Area is within the historically redlined area in Berkeley, many former and current residents may qualify for this preference.

Table: Housing Element Update Housing Sites Inventory

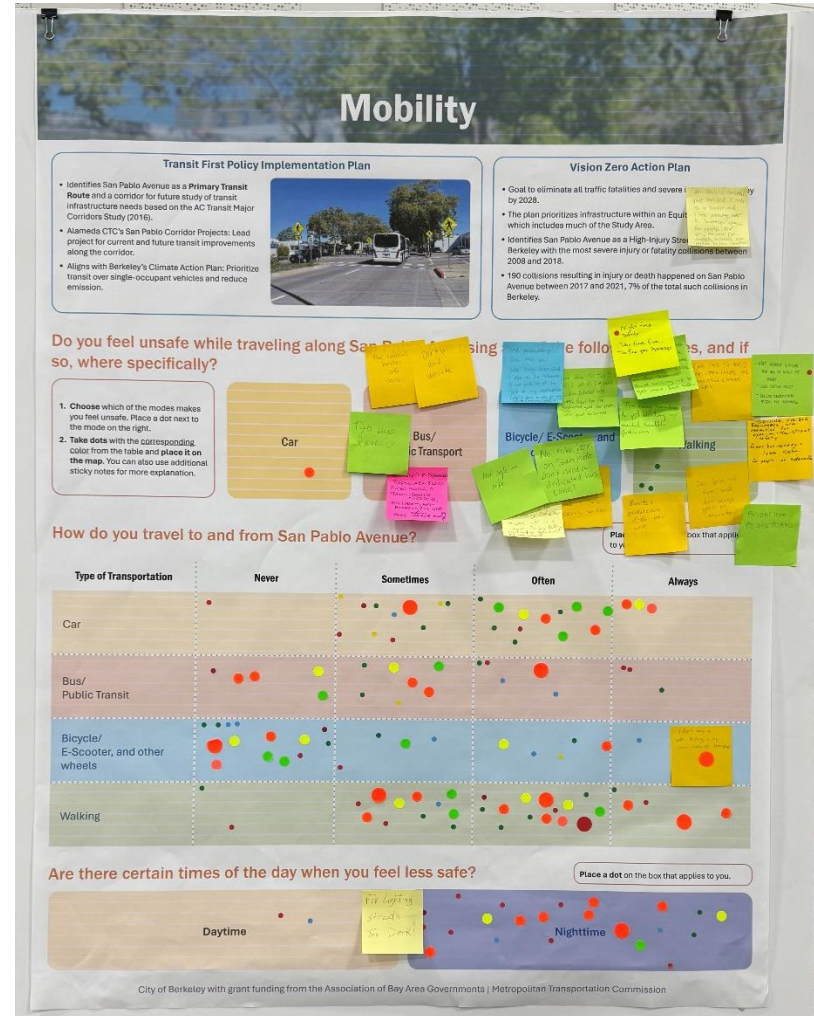
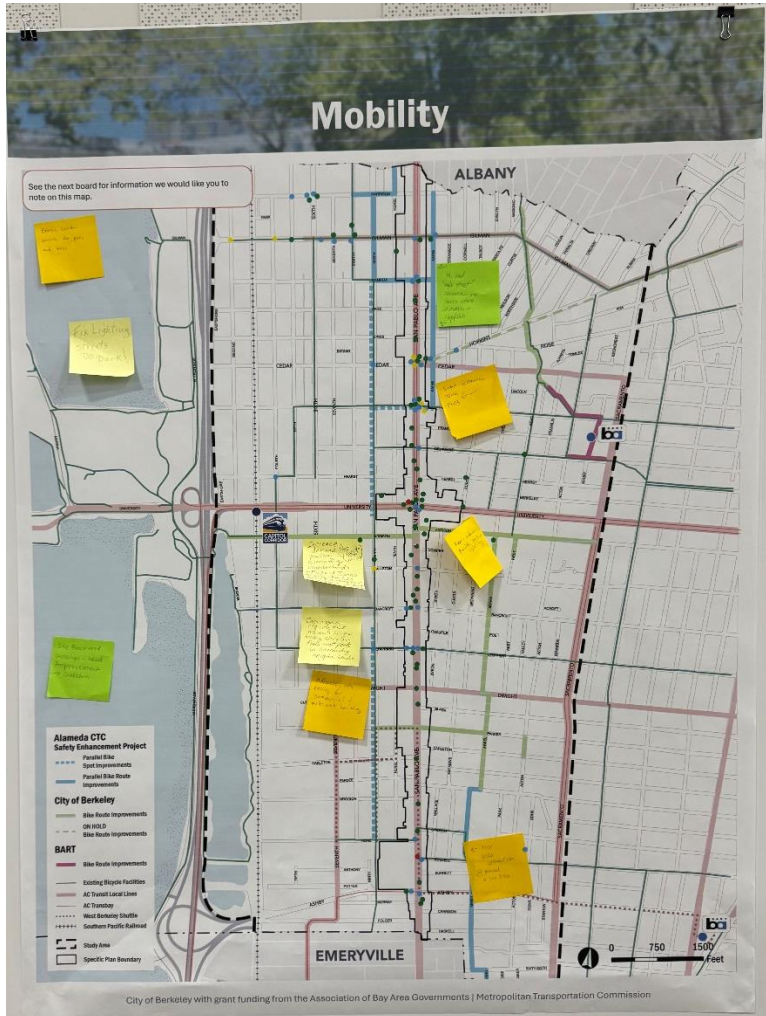
Category	Total Units	100% Affordable	Count	Percentage
Approved as of fall 2023	589	63	52	19.7%
Under Review as of fall 2023	2000	100	200	15%
Housing Element Opportunity Sites based on current zoning and density bonus	2000-3000	100-170	200-300	~15%
Total All Sites	4,500-5,500	350-450	500-600	15-16%

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

- Overall support for increased housing options
- Affordable housing, condominiums and senior housing are seen as the most important.

“Different kinds of housing. Not just tall apartment buildings and mix of socio-economic groups.”

Community Open House – Mobility



- Walking is identified as the most common mode where participants feel unsafe, especially at night.
- Community members note that San Pablo Avenue at its current state causes stress and serves as a barrier dividing the surrounding neighborhood instead of a community gather and commercial hub.

“San Pablo Avenue is stressful. It acts as a border, and I hate crossing over it. Increase space for people, less space for cars.”

Community Open House – Public Realm

Public Realm Assessment

Streetscape Conditions

- Landscape:** Street trees and landscaped median define the character of San Pablo Ave.
- Sidewalk:** The width of the street and the space needed for vehicles and the median constrain the public space of the sidewalk to a typical 13-foot width along San Pablo Avenue.
- Lighting:** Existing lighting along the street primarily illuminates the roadway and intersections. Nighttime sidewalk lighting levels tend to be low between intersections, unless storefront uses, buildings, or pedestrian lights at bus stops illuminate the sidewalk.
- Street Furniture:** Street furnishings such as benches and trash receptacles are almost exclusively at bus stops. There are some businesses that provide street side outdoor "cafe" seating.

Building and Site Frontages

- Brick and Mortar Frontages:** Many, but not all, brick-and-mortar frontages along the street have articulation, building form, and materials that create a visual relationship between storefront and sidewalk.
- Art Along the Street:** Painted storefronts with murals provide visual interest when the building does not allow for windows and can represent the culture and values of the local community.
- New Mixed-Use Developments:** While many of the new retail spaces remain vacant, some have contributed to the landscape character of the street by setting back the ground level of the building to provide additional sidewalk and space of landscape.
- Vacancy:** Vacant, abandoned, or poor maintained storefronts can create an environment that feels inactive and unsafe.
- Activity and use of underused spaces:** Some underutilized locations are used by food trucks with their patrons and outdoor seating activating the street.
- Semi-Public Spaces:** There are no public parks or plazas along San Pablo Avenue, but outdoor dining areas and cafe seating do provide semi-public spaces and life along the street.

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

Public Open Space

Which Public Spaces do you use the most? Place a dot on the map.

What types of activities do you do in the Public Spaces? Place a sticky note below.

Sticky Notes:

- Places to sit with friends
- Active recreation: Nearby running or biking trails.
- Community Events
- Farmer's market/ Night market
- Art/ Performance Events

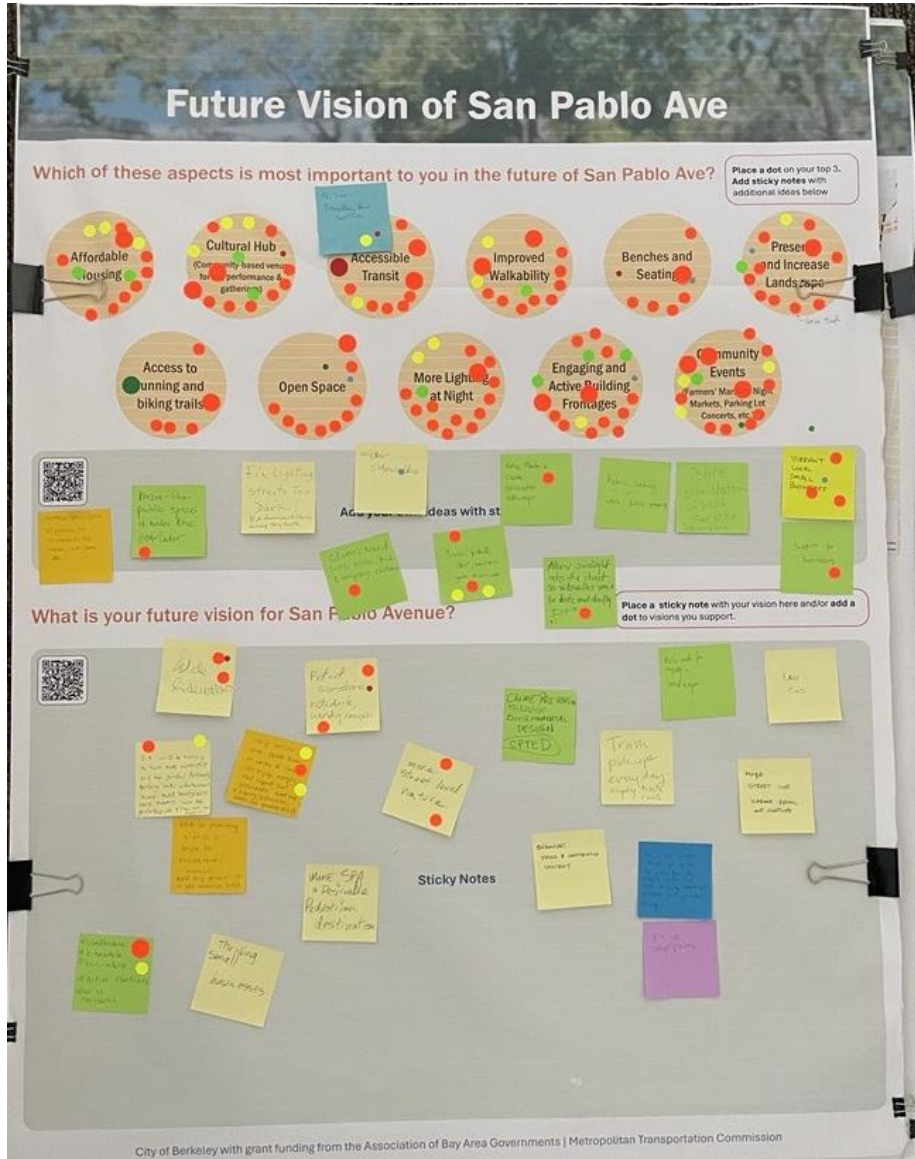
What Public Space improvements or activities would make San Pablo Ave more inviting? Place a dot and add sticky notes with additional ideas.

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

- Lush tree canopy and open spaces are valued assets, with strong support for maintaining greenery and activating the public realm through art.
- Long term business owners along San Pablo Avenue noted a lack of communication and collaboration among businesses.

“Open public spaces at nodes to foster community, pull buildings back”

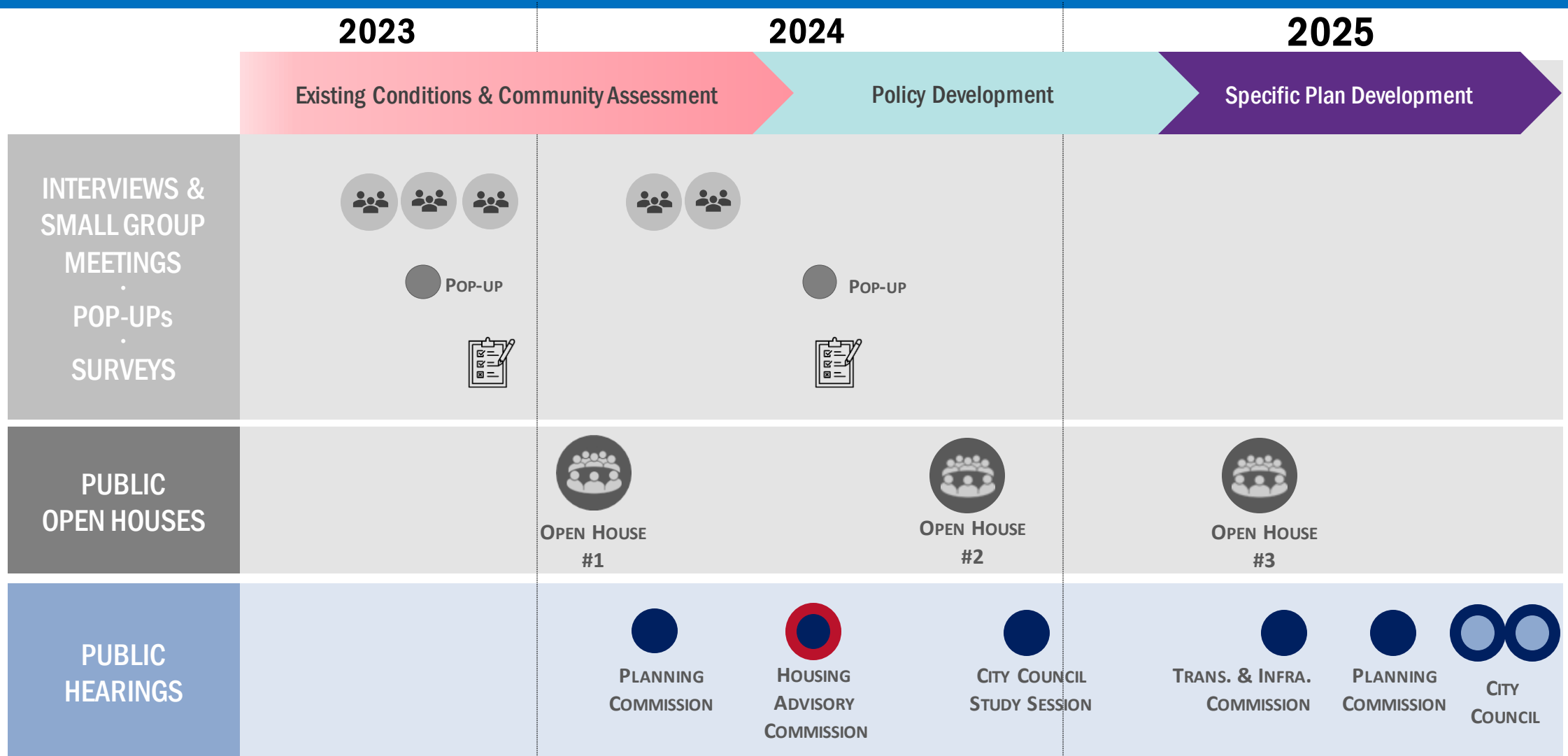
Community Open House – Future Vision



- Community members expressed a desire to see a more engaging and active San Pablo Avenue.
- The top three future aspects
 1. Engaging & Active Building Frontage
 2. Community Events
 3. More Lighting at night

“Lively corridor where people from all walks of life can enjoy, mingle, and support local businesses. Good mix of housing, restaurants, stores (and grocery stores).”

Project Timeline





Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Anna Cash, Community Development Project Coordinator

Date: May 2, 2024

Subject: **Annual Commission Work Plan**

In July 2016, the City Council directed all commissions (with certain exceptions) to submit a work plan detailing its goals and objectives for the year. Plans will be submitted annually at the start of the fiscal year. As a best practice, commissions are encouraged to establish a process for creating a work plan before discussing the plan itself. The Council report attached to this memo provides additional context on this process. The components outlined in the report are recommended but not required.

Adopting items in a work plan does not preclude commissioners from bringing items for the Commission's consideration at a later time. It is intended to assist the commission with organizing and scheduling projects.

The HAC has pursued the following projects in 2024 that may be considered for inclusion:

- Housing Trust Fund Oversight
- Public Facilities Improvements Oversight
- Artist Housing Initiatives

Work Plans are set at the Fiscal Year (June/July). Commissioners should bring items for adoption for the June 6, 2024, meeting.

Attachments

1. Commission Work Plans



Lori Droste, District 8
Susan Wengraf, District 6

CONSENT CALENDAR
July 19, 2016

TO: Honorable Mayor and City Council

FROM: Councilmembers Lori Droste, Susan Wengraf,
Linda Maio, and Kriss Worthington

SUBJECT: Commission Work Plans

RECOMMENDATION

Commissions—with the exception of the Board of Library Trustees, Design Review Committee, and the Zoning Adjustments Board—will submit a work plan detailing its goals and objectives for the year. Plans will be submitted at the start of the fiscal year, annually.

FINANCIAL IMPLICATIONS

Although additional staff time will be needed to assist commissions in drafting work plans, staff time will be reduced overall if misaligned commission referrals are reduced. In addition, if boards and commissions do not direct city staff to perform research, gather information, or otherwise engage in activities involving projects or matters that are not aligned with the City's Strategic Plan, staff will be able to make more efficient use of their time.

BACKGROUND

The City of Berkeley is in the process of introducing its first strategic plan. To ensure that Berkeley's commissions are in alignment with the overall mission of the City, commissions should submit annual work plans. Each work plan should contain the following information:

1. Commission mission statement
2. What are the commission's goals? In order to achieve these objectives, please specify:
 - a. Resources
 - i. What specific resources are needed and available to achieve desired change? (i.e. staff time, \$, time, materials, equipment)
 - b. Program activities
 - i. What will the commission do with its resources?
 - ii. Processes, tools, events, technology, actions that are employed to bring about the intended objectives.

- c. Output(s)
 - i. What will be the direct results of commission activities?
 - ii. How much will be done? (i.e. Number of forums/meetings held, # of participants reached, etc.)
- d. Outcomes
 - i. The specific changes desired/achieved in the short-term (1-3 years) and long-term (4-6 years)

Outcomes should be measurable, action-oriented, and realistic (W. K Kellogg Foundation, 2004).

ENVIRONMENTAL SUSTAINABILITY

Not applicable

CONTACT PERSON

Lori Droste, City Councilmember District 8, 510-981-7180

Susan Wengraf, City Councilmember District 6, 510-981-7160

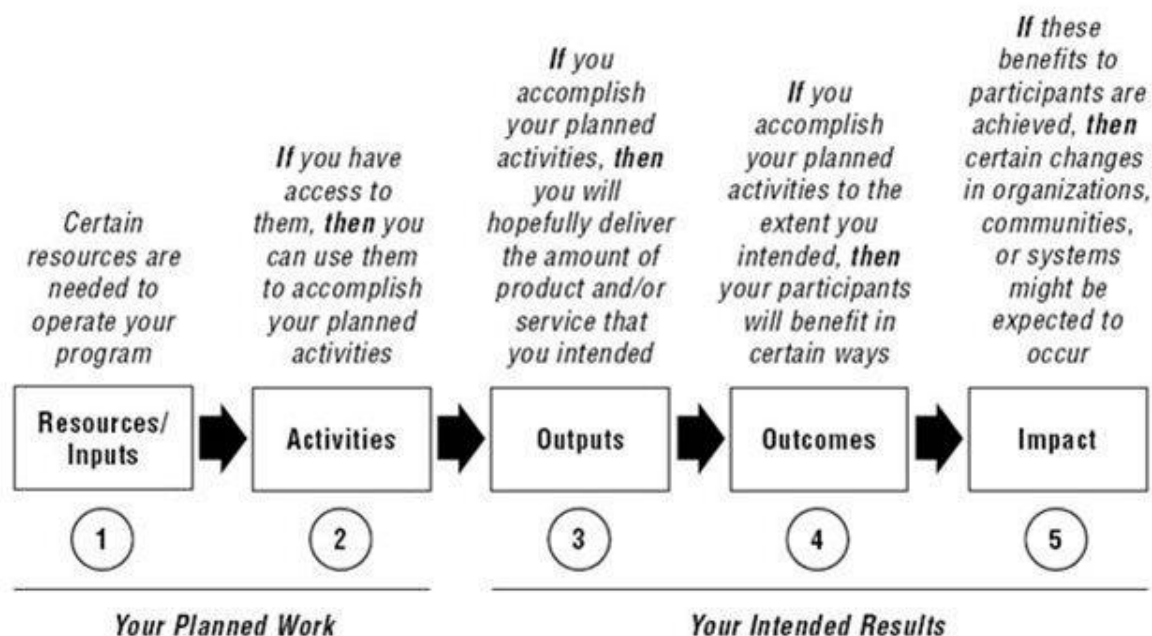
Attachments:

1: Logic Model Summary (W.K. Kellogg Foundation)

Logic Model Summary

A logic model brings program concepts and dreams to life. It lets stakeholders try an idea on for size and apply theories to a model or picture of how the program would function.

The program logic model is defined as a picture of how your organization does its work – the theory and assumptions underlying the program. A program logic model links outcomes (both short- and long-term) with program activities/processes and the theoretical assumptions/principles of the program.



The Basic Logic Model components shown above are defined below. These components illustrate the connection between your planned work and your intended results.

They are depicted numerically by steps 1 through 5.

YOUR PLANNED WORK describes what resources you think you need to implement your program and what you intend to do.

1. Resources include the human, financial, organizational, and community resources a program has available to direct toward doing the work. Sometimes this component is referred to as Inputs.

2. Program Activities are what the program does with the resources. Activities are the processes, tools, events, technology, and actions that are an intentional part of the program implementation. These interventions are used to bring about the intended program changes or results.

YOUR INTENDED RESULTS include all of the program's desired results (outputs, outcomes, and impact).

3. Outputs are the direct products of program activities and may include types, levels and targets of services to be delivered by the program.

4. Outcomes are the specific changes in program participants' behavior, knowledge, skills, status and level of functioning. Short-term outcomes should be attainable within 1 to 3 years, while longer-term outcomes should be achievable within a 4 to 6 year timeframe. The logical progression from short-term to long-term outcomes should be reflected in impact occurring within about 7 to 10 years.

5. Impact is the fundamental intended or unintended change occurring in organizations, communities or systems as a result of program activities within 7 to 10 years. In the current model of WKKF (W.K. Kellogg Foundation) grantmaking and evaluation, impact often occurs after the conclusion of project funding.

Compiled from:
W.K. Kellogg Foundation. "Logic Model Development Guide." (2004)



Housing Advisory Commission

FY 2024 HAC WORK PLAN

Mission Statement:

The Housing Advisory Commission:

1. Advises the City Council on housing matters, including affordable housing programs and policies and Community Development Block Grant (CDBG) and Emergency Services Grant (ESG) programs and their funding allocations;
2. Recommends to the City Council Housing Trust Fund (HTF) allocations;
3. Serves as the oversight body for Measure O, the \$135 million General Obligation bond to fund development of affordable housing; and
4. Reviews and makes recommendations on items referred by the City Council, HAC members, or other commissions.

In addition, as necessary, the HAC:

1. Hears matters regarding abatement of substandard buildings pursuant to chapter 19.40; and
2. Serves as the appeals board for relocation and correction of code violations as provided in chapter 19.40.

When advising the City Council, the HAC is committing to addressing past and present racial and social inequities in housing and other community development service delivery and approaching its recommendations through a social justice lens.

Goal:

Recommend affordable housing and community development programs and policies that further social justice and address systemic racism, classism and inequity in the city of Berkeley as outlined in HAC's FY 2024 work plan.

FY 2024 Work Plan Activities:

1. Convene ad hoc year-round subcommittees to work with staff on proposed HTF allocations and CDBG-funded public facilities improvements and make funding recommendations to the full HAC.
2. Develop an ordinance regarding fair access and transparency for rental housing applications for City Council consideration.
3. Work with the Civic Arts Commission, via a subcommittee that meets together or concurrently, regarding proposed artist housing initiatives for HAC's and the Civic Arts Commission's approval and City Council consideration of any recommended initiatives.



Housing Advisory Commission

4. Undertake a process to: 1) better inform the HAC about ESG and CDBG-funded agencies, programs, and funding needs, and 2) enhance public participation and the public's feedback on program effectiveness ahead of recommending five-year and annual program and funding allocations to City Council.
5. Explore a subcommittee that meets together or concurrently with the Disaster and Fire Safety Commission, or other appropriate bodies, on Housing and Wildfire Risk.
6. Increase opportunities for more direct participation, including exploring hybrid meeting access, with community members and groups to gather input to be included in decision-making and recommendations.
7. Review and make recommendations to City Council regarding various affordable housing policies including inclusionary housing fees, the Housing Preference Policy discrimination study report (if funded), etc.

Outcomes:

1. HTF monies pledged to affordable housing projects serving families and housing-insecure households
2. CDBG-funded public facilities constructed in support of non-profits
3. Adoption of a Fair Access and Transparency for Rental Housing Application Ordinance
4. Proposed initiatives to promote affordable artist housing to retain and build the city's cultural infrastructure
5. Five-Year and Annual CDBG/ESG Plans and funding recommendations that are grounded in service to the city's low-income and historically marginalized residents
6. Recommendations about protecting low-income residents from wildfire hazards
7. Outcomes that are reflective of the community's actual needs and concerns through increased consideration and inclusion of community voices, particularly those of low and moderate income
8. Review workplan progress quarterly.