



HOUSING ADVISORY COMMISSION
Thursday, March 4, 2021

Housing Advisory Commission

Time: 7:10 pm
Held via Video and Teleconference

Secretary – Mike Uberti
HAC@cityofberkeley.info

APPROVED MINUTES

1. Roll Call

Present: Sara Fain, Xavier Johnson, Libby Lee-Egan, Mari Mendonca, Alexandria Rodriguez, Ainsley Sanidad, Maryann Sargent, and Leah Simon-Weisberg.

Absent: None.

Commissioners in attendance: 8 of 8

Staff Present: Rhianna Babka, Lourdes Chang, Amanda Montez, Alisa Shen, Mike Uberti, and Jenny Wyant

Members of the public in attendance: 12

Public Speakers:7

2. Agenda Approval

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

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

3. Public Comment

There were four speakers during public comment.

4. Approval of the February 10, 2021 Special Meeting Minutes

Action: M/S/C (Simon-Weisberg/Johnson) to accept the February 10, 2021 Special Meeting Minutes.

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

5. Discussion and Possible Action on the City of Berkeley's Draft Annual Action Plan (AAP) PY 2021 for Department of Housing and Urban Development (HUD)

Public Comment: 1

Action: M/S/C (Fain/Lee-Egan) to recommend the Draft PY 2021 Annual Action Plan to Council for approval.

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

6. Discussion and Possible Action on Affordable Housing Development Funds: Ashby and North Berkeley BART Station Areas and Future Housing Funding NOFAs

Public Comment: 2

Action: M/S/C (Johnson/Simon-Weisberg) at 9:07pm to extend the meeting 15 minutes to 9:22pm.

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

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

- Provisionally reserve at least \$13M in future Affordable Housing Mitigation Fees and/or a new source of revenue to be identified no later than 2024 in order to cover the balance of \$53M currently estimated City subsidy needed for 35% affordable housing at the Ashby and North Berkeley BART sites; and allow for a portion of the funding (to be determined at a later date) to be considered for predevelopment;
- Refer to the City Manager to investigate a new bond measure that could fund housing and/or infrastructure needs at the two BART sites and in the Adeline Corridor, or in the City as a whole;
- To establish a timeline and community process for said bond measure dedicated to affordable housing with the recognition that 35% affordability is a floor and there is a goal of 100% affordability; and
- Release one or more NOFAs to support development of new affordable housing projects or rehabilitation of existing affordable projects using Permanent Local Housing Allocation (PLHA) funded operating subsidies for homeless households and PLHA funds for housing rehabilitation, HOME funds and the balance of City Housing Trust Funds, in combination with the balance of any remaining Measure O funds available from the second tranche; and using the Housing Trust Fund Guidelines and operating subsidy guidance established by staff, and reviewed by the Housing Advisory Commission.

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

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

8. Announcements/ Information Items

a. May Meeting

9. Future Items

10. Adjourn

Action: M/S/C (Mendonca/Rodriguez) to adjourn the meeting at 9:18pm.

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

Approved:

_____, Mike Uberti, Secretary