



Housing Advisory Commission

ACTION CALENDAR  
May 30, 2017

To: Honorable Mayor and Members of the City Council  
 From: Housing Advisory Commission  
 Submitted by: Igor Tregub, Chairperson, Housing Advisory Commission  
 Subject: Prioritizing Housing-Related City Council Referrals

RECOMMENDATION

That the City Council reprioritize the following housing-related City Council referrals as follows:

2. Permit Service Center Improvements (Priority 1)
5. Limited Use of Eminent Domain on Vacant and Blighted Properties (Priority 2)
6. Create an Ordinance to Prohibit Housing Discrimination Based on the Source of a Tenant's Income (Priority 3)
3. Workforce Housing for Berkeley Unified School District Personnel / 4. Facilitate the Local Implementation of Senate Bill 1413 and Expedite the Development of Teacher and School Employee Housing (Priority 4)

FISCAL IMPACTS OF RECOMMENDATION

Staff time.

CURRENT SITUATION AND ITS EFFECTS

At its March 8, 2016, meeting, the City Council adopted a system of prioritizing referrals to staff. On May 24, 2016, City Council prioritized 69 existing referrals to staff. The City Clerk issued an interim update on November 29, 2016, reporting that 8 referrals had been completed, and 41 had been started. No housing-related referrals had been completed, though all 5 housing-related referrals had been started (Green Affordable Housing Package; City-Owned Property; Neighborhood Preference in Affordable Housing; Streamline Permitting for Affordable Housing; NAACP Recommendation). In addition, the City Clerk's report identifies 32 "Short-Term" referrals, which staff estimates can be completed in three months. Two of the housing-related Short-Term referrals have been completed (Early Mitigation Fee; Small Sites Fund).

The November 29, 2016 update is available online at  
[http://www.cityofberkeley.info/Clerk/City\\_Council/2016/11\\_Nov/Documents/2016-11-29\\_WS\\_Item\\_01\\_City\\_Council\\_Referral\\_Process.aspx](http://www.cityofberkeley.info/Clerk/City_Council/2016/11_Nov/Documents/2016-11-29_WS_Item_01_City_Council_Referral_Process.aspx).

### BACKGROUND

At its January 5, 2017 meeting of the HAC, the following action was taken. Action: M/S/C (Johnson/Martinucci) to reprioritize the City Council referrals listed in former commissioner Tor Berg's memo as follows: #2, #5, #6, #3/4. Vote: Ayes: Crandall, Gould, Johnson, Martinucci, Tregub. Noes: None. Abstain: Lord. Absent: Harrison (unexcused)

The newly seated Berkeley City Council will inherit a large backlog of outstanding staff referrals. Since the 2016 referral prioritization process, Councilmembers have added 28 referrals; 7 of these are housing-related. Several new City Councilmembers have been seated, and many of the referrals to staff were put forward by Councilmembers who no longer sit on the City Council. In order to prioritize city policies to address the housing affordability crisis, the HAC recommends this list of housing-related referrals for high priority.

### ENVIRONMENTAL SUSTAINABILITY

Berkeley Climate Action Plan goals of reduced vehicles miles traveled and greenhouse gas emissions can be realized through the creation of new housing at low and moderate affordability levels and/or anti-displacement strategies, which the referenced recommendations may provide once implemented.

### RATIONALE FOR RECOMMENDATION

A large backlog of City Council referrals to staff can create a barrier for new policy innovation. Good ideas can languish unless staff resources are purposefully directed to studying effective, high-impact policies. Precious staff resources can be wasted if they are not matched to Councilmembers' priorities. In order to prioritize city policies to address the housing affordability crisis, the HAC recommending this list of housing-related referrals for high priority.

### ALTERNATIVE ACTIONS CONSIDERED

The following action was considered, but did not receive the requisite number of votes to pass at the January 5, 2017 HAC meeting:

Action: M/S/F (Crandall/Martinucci) to reprioritize the City Council referrals listed in former commissioner Tor Berg's memo as follows: #2, #3/4, #5. Vote: Ayes: Crandall, Gould, Martinucci. Noes: Johnson, Tregub. Abstain: Lord. Absent: Harrison (unexcused)

### CITY MANAGER

The City Manager takes no position on the content and recommendations of the Commission's Report.

### CONTACT PERSON

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