



Housing Advisory Commission

INFORMATION CALENDAR

December 19, 2017

To: Honorable Mayor and Members of the City Council
From: Housing Advisory Commission
Submitted by: Igor Tregub, Chairperson, Housing Advisory Commission
Subject: FY 2018 Work Plan

INTRODUCTION

At its September 2017 meeting, the Housing Advisory Commission adopted its FY 2018 Work Plan (***Attachment 1***).

CURRENT SITUATION AND ITS EFFECTS

The Housing Advisory Commission held a special meeting on June 1 to start identifying issues to work on in FY 2018. At its July 6, 2017 meeting, the Commission discussed strategies to investigate during FY 2018. After the August summer recess, the Commission adopted the work plan at its September 7, 2017 meeting,

Action: M/S/C (Lewis/Wolfe) to adopt the work plan.

Vote: Ayes: Amezcua, Johnson, Lewis, Slaughter, Tregub, Wolfe, and Wright.

Noes: None. Abstain: Lord. Absent: Kesarwani (excused) and Vasquez (excused).

BACKGROUND

In 2016, Council adopted direction to Commissions to submit a work plan annually.

ENVIRONMENTAL SUSTAINABILITY

There are no environmental sustainability impacts directly associated with the adoption of the work plan.

POSSIBLE FUTURE ACTION

The Commission has appointed subcommittees to work on areas of the work plan and will return to Council with recommendations as appropriate.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Fiscal impacts will depend on the actions recommended and the Council's decisions.

CONTACT PERSON

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Attachments:

1: FY 2018 Housing Advisory Commission Work Plan

Housing Advisory Commission – FY 2018 Work Plan – Adopted September 7, 2017
Housing Strategies for Five Problem Areas

Prioritized Problems	Strategies
Lack of Affordable Low-Income Housing	Look for sites that can be up-zoned, particularly near BART stations. Streamline permit review process for low-income housing.
Lack of Affordable Moderate-Income Housing	Work with BUSD to increase teacher housing. Encourage new development in alternative ownership modes, such as co-ops, land trusts, and acquisition/rehab. Properties. Encourage ADU's.
Lack of Affordable Housing for Students	Encourage more student co-ops. Treat the half-mile zone around UC Berkeley as if it were a transit corridor area, i.e., relaxing parking requirements and allowing higher densities. Establish a prohibition against the use of rental units near campus as short term rentals. Establish a dialogue between the City and the University regarding the need for student and faculty housing. Encourage co-ops to maintain year-round affordability requirements. Streamline permitting process for new rental development, if there is an MOU between the developer and the City that the housing will be available for students (and faculty)? Educate students about rent control and Costa Hawkins.
Lack of Funding - Insufficient Local Funding, given proposed Federal budget cuts	Explore other forms of taxation/revenues. Look at acquiring tax-default properties. Increase the commercial linkage fee. Allocate a portion of the short term rental tax. Use of Federal transportation funds.
Homelessness/Displacement	Update the Demolition Ordinance. Support the Anti-Displacement Program and evaluate program effectiveness after one year.

For low-income, moderate-income, and student housing, form subcommittees. These subcommittees to look to see what should be pulled in from the Mayor's housing referrals.

Research recommendations provided by Commissioner Lord:

- Liaison with other to discuss "social housing." Groups to work with include the Rent Stabilization Board, the public, ASUC, Co-ops, land trusts, and private investors.

- Define affordable housing needs without reference to HUD's income categories.
- Study housing affordability conditions – how did we get to where we are today?