

**BERKELEY CITY COUNCIL LAND USE, HOUSING, & ECONOMIC
DEVELOPMENT COMMITTEE
SPECIAL MEETING MINUTES**

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**Thursday, June 13, 2019
10:30 AM**

2180 Milvia Street, 6th Floor- Redwood Room

Committee Members:

Mayor Jesse Arreguin, and Councilmembers Sophie Hahn and Lori Droste

Roll Call: 10:32 a.m.

Present: Droste, Hahn, Arreguin

Public Comment on Non-Agenda Matters: No speakers.

Minutes for Approval

Draft minutes for the Committee's consideration and approval.

1. Minutes for Approval - May 16, 2019

Action: M/S/C (Droste/Hahn) to approve minutes as presented.

Vote: All Ayes.

Committee Action Items

Following review and discussion of the items listed below, the Committee may continue an item to a future committee meeting, or refer the item to the City Council.

2. **Open Doors Initiative: First Time Homebuyer Program**
From: Councilmembers Bartlett and Robinson, and Mayor Arreguin
Referred: February 11, 2019
Due: July 1, 2019

Recommendation: That the City Council direct the Planning Commission to design a regulatory mechanism (Open Doors Initiative) to incentivize the creation of affordable starter homes for Berkeley city employees and persons of moderate income. Also recommend that the City Council direct Housing and Economic Development to analyze the financial barriers to access for low-income homeowners, and to develop a financial program of low-interest loans tied to outreach and education to ensure low-income homeowners can participate and benefit from this program. The Open Doors Initiative is intended to provide assistance to homeowners in R1 and R1A zones to renovate their properties and become multi-family condominiums (the “Missing Middle”). To qualify for zoning approval, families must agree to deed restrictions which limit the sale of the newly-created condominiums to Employees of the City of Berkeley and/or first time moderate income first time home buyers.

Increasing the supply of one bedroom and studio condominiums also allow community members, previously shut out of the middle class, the opportunity to own a home while simultaneously enabling older homeowners to downsize and efficiently utilize their equity. The deed restrictions provided a path to homeownership for moderate income persons; first responders to be on hand in the event of a crisis; and for workers to avoid long commutes by owning homes in the city they serve. The Open Doors initiative serves the policy goals of economic inclusion, community resilience, and environmental sustainability.

Financial Implications: To be determined by an impact study.
Contact: Ben Bartlett, Councilmember, District 3, 981-7130

Action: No speakers. M/S/C (Hahn/Droste) to recommend that the report submitted be referred to the City Council with a Qualified Positive Recommendation such that the Recommendation section be revised as follows: That the City Council refer the City Manager and Housing Advisory Committee to explore mechanisms to support homeownership by City of Berkeley First-Responders and other critical safety staff and further refer to City Manager to prepare a report detailing available first-time homeownership and low-income homeowner programs that might be available for implementation in the City of Berkeley.

Vote: All Ayes.

- 3. Referral: Fee on New Non-Residential Development to Contribute to the Revolving Loan Fund**
From: Councilmember Robinson
Referred: March 18, 2019
Due: September 22, 2019
Recommendation: Refer to the City Manager to develop a new fee on non-residential development to contribute to the City of Berkeley's Revolving Loan Fund (RLF) for small business financing.
Financial Implications: See report
Contact: Rigel Robinson, Councilmember, District 7, 981-7170

Action: No Speakers. Item was withdrawn by Author, Councilmember Robinson.

- 4. Berkeley Qualified Opportunity Fund**
From: Councilmember Bartlett
Referred: March 19, 2019
Due: September 23, 2019
Recommendation: On March 19, 2019 City Council referred this item to the Land Use, Housing, and Economic Development Committee with the request to consider the following items:
- Refer to the Budget Process to conduct an equity assessment and community process to discuss opportunity zones, particularly in South Berkeley.
 - Engage the Office of Economic Development in the community process.
 - Set up standards that reflect the City's goals for the opportunity zones.
 - Set priorities for public projects that the City would like to have completed in the opportunity zones.
- Financial Implications:** See report.
Contact: Ben Bartlett, Councilmember, District 3, 981-7130

Action: 1 Speaker. Continued to June 20, 2019.

Unscheduled Items

These items are not scheduled for discussion or action at this meeting. The Committee may schedule these items to the Action Calendar of a future Committee meeting.

- 5. Referral to City Manager to Return to Council with an Amnesty Program for Legalizing Unpermitted Dwelling Units**
From: Councilmembers Wengraf, Harrison, and Hahn, and Mayor Arreguin
Referred: April 8, 2019
Due: October 7, 2019
Recommendation: That the City of Berkeley create and launch an Amnesty Program to incentivize the legalization of unpermitted dwelling units in order to improve the health/safety and preserve and possibly increase the supply of units available. A set of simple and clearly defined standards and a well-defined path for meeting those standards should be established in order to achieve the greatest success.
Financial Implications: See report
Contact: Susan Wengraf, Councilmember, District 6, 981-7160

6. Prioritizing Affordable Housing for Homeless

From: Mayor Arreguin

Referred: April 15, 2019

Due: October 7, 2019

Recommendation: Refer to the Housing Advisory Commission to develop an ordinance to set aside 20% of affordable housing units for individuals experiencing homelessness, with preference given to BUSD students.

Financial Implications: Staff time

Contact: Jesse Arreguin, Mayor, 981-7100

Items for Future Agendas

- **Discussion of items to be added to future agendas**

Adjournment

Action: M/S/C (Droste/Hahn) to adjourn the meeting.

Vote: All Ayes.

Adjourned at 12:04 p.m.

Communications

Communications submitted to City Council Policy Committees are on file in the City Clerk Department at 2180 Milvia Street, 1st Floor, Berkeley, CA.

I hereby certify that this is the true and correct record of the Land Use, Housing and Economic Development Committee meeting of June 13, 2019.

Deon Sailes, Assistant City Clerk