



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, March 2, 2017

Housing Advisory Commission

Time: 7:02 p.m.

North Berkeley Senior Center
1901 Hearst Avenue – Berkeley
Secretary – Amy Davidson, (510) 981-5406

APPROVED MINUTES

1. Roll Call

Present: Kathleen Crandall, Kate Harrison (7:04 p.m.), Xavier Johnson (7:09 p.m.), Thomas Lord, Jill Martinucci, Kieron Slaughter, Igor Tregub (7:06 p.m.), and Marian Wolfe

Absent: 0

Commissioners in attendance: 8 of 8

Staff Present: Paul Buddenhagen, Amy Davidson, Be Tran, and Jennifer Vasquez

Members of the public in attendance: 3

Public Speakers: 1

2. Agenda Approval

Action: M/S/C (Crandall/Martinucci) to approve agenda.

Vote: Ayes: Crandall, Lord, Martinucci, Slaughter, and Wolfe. Noes: None.

Abstain: None. Absent: Harrison (unexcused), Johnson (unexcused), and Tregub (unexcused).

3. Public Comment

One speaker.

4. Approval of February 2, 2017 Minutes

Action: M/S/C (Wolfe/Martinucci) to approve agenda.

Vote: Ayes: Crandall, Harrison, Johnson, Lord, Martinucci, Slaughter, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: None.

5. Discussion and Possible Recommendation to Council of CDBG Funding Reservations, Discussion of Possible March 9 Special Meeting

Action A: M/S/C (Martinucci/Wolfe) to recommend to Council the CDBG Subcommittee's suggested funding reservations except for the following agencies: Bread Project, Inter-City Services, and Rising Sun Energy Center. Friendly amendment from Chair Tregub to explore revisiting application criteria was accepted.

Vote: Ayes: Crandall, Harrison, Johnson, Lord, Martinucci, Slaughter, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: None.

Action B: M/S/C (Martinucci/Wolfe) to recommend to Council the CDBG Subcommittee's suggested funding reservations for the Bread Project, Inter-City Services, and Rising Sun Energy Center.

Vote: Ayes: Crandall, Harrison, Johnson, Martinucci, Slaughter, Tregub, and Wolfe. Noes: Lord. Abstain: None. Absent: None.

6. Draft Annual Action Plan for Discussion and Possible Recommendation to Council

Action: M/S/C (Wolfe/Martinucci) to recommend approval of the Annual Action Plan to Council.

Vote: Ayes: Crandall, Harrison, Johnson, Lord, Martinucci, Slaughter, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: None.

7. Discussion and Possible Recommendation to Council on Fees to Support Staffing of Inclusionary Housing Ordinance, Affordable Housing Mitigation Fee, Condominium Conversion Ordinance, and Housing Loan Programs

Action: M/S/C (Wolfe/Lord)

- to concur with staff's recommendation that fees be charged for BMR compliance,
- to express concern about the financial feasibility of new construction with a \$10,000 fee for new BMR projects to be imposed regardless of project size,
- to express concern about an annual fee of \$600 per unit per year for BMR monitoring,
- to recommend including hardship waiver language in the loan subordination fee,
- to recommend to staff to review options for streamlining compliance to increase the efficiency of the BMR program,
- to recommend that the Planning Department and Rent Stabilization Board be consulted with regard to Condominium Conversion program fees, and
- to recommend outreach to affected property owners.

Vote: Ayes: Crandall, Harrison, Johnson, Lord, Martinucci, Slaughter, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: None.

8. Low Income Housing, Moderate Income Housing and Housing Trust Fund Subcommittee Appointments

The Moderate Income Housing Subcommittee now consists of the following members: Crandall, Johnson Martinucci, and Wolfe. The Low Income Housing Subcommittee now consists of the following members: Lord and Tregub. Both subcommittees will run until June 2018.

Appointments for the Housing Trust Fund Subcommittee moved to next meeting.

9. Discussion and Possible Recommendation to Council on SB2 and AB71

M/S/C (Wolfe/Johnson) to recommend to Council the endorsement of SB2.

Vote: Ayes: Crandall, Harrison, Johnson, Martinucci, Slaughter, Tregub, and Wolfe. Noes: Lord. Abstain: None. Absent: None.

M/S/F (Wolfe/Johnson) to recommend to Council the endorsement of AB71.
Vote: Ayes: Harrison, Johnson, Tregub, and Wolfe. Noes: Crandall, Lord, and Martinucci. Abstain: Slaughter. Absent: None.

10. Discussion of the Mission and Role of Housing Advisory Commission and Possible Formation of a Subcommittee

11. Update on Council Items

12. Announcements / Information Items

13. Future Items

14. Adjourn

Action: M/S/C (Harrison/Crandall) to adjourn meeting at 9:31 p.m.

Vote: Ayes: Crandall, Harrison, Johnson, Lord, Martinucci, Slaughter, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: None.

Approved on April 6, 2017

_____, Amy Davidson, Secretary