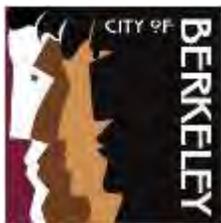


5-30-2017

This agenda packet was revised to incorporate a revised background memo from Marian Wolfe.

Amy Davidson

Secretary, Housing Advisory Commission



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

AGENDA

Special Meeting

Thursday, June 1, 2017
5:30 pm

**NOTE: North Berkeley Senior Center
1901 Hearst Avenue**

Secretary Amy Davidson, (510) 981-5406

All agenda items are for discussion and possible action.

Public comment policy: Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

1. Roll Call
2. Special Meeting Agenda Approval
3. Public Comment
4. Introduction to Work Plan Process and Mediator's Role – *Marian Wolfe and Bob Bezek*
5. Work Plan Discussion – *All*
6. Adjourn

ATTACHMENTS

1. Framework for Work Plan Discussion at Special HAC Meeting
2. Correspondence: Steve Barton, Measure U1 Revenue



This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Health, Housing & Community Services Department located at 2180 Milvia Street, 2nd Floor during regular business hours. Agenda packets and minutes are posted online at: https://www.cityofberkeley.info/Housing_Advisory_Commission/

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

June 1, 2017

TO: Housing Advisory Commissioners

FROM: Marian Wolfe, Vice-Chair

RE: Framework for Work Plan Discussion at Special HAC Meeting - Revised

Background

In preparing for our Work Plan Discussion at our special meeting, I thought I would provide some guidance. Remember, we are not bringing in our “own” plans, but bringing in notes that may be helpful as we participate in a group process. Bob, a SEEDS Mediator, will be facilitating.

<http://www.seedscrc.org/about>

As you know, the HAC’s focus is on improving housing conditions and opportunities for low- and moderate-income individuals and households in Berkeley. Specifically, we are also charged with making recommendations on how to spend funds that are in the Housing Trust Fund (HTF). Some of these funding decisions are also restricted by funding sources, such as the CDBG and HOME Program funds.

In addition, the HAC makes recommendations not directly related to allocations from the HTF but on other housing issues of importance. Policy areas in the past have include the City’s Relocation Ordinance, Short-Term Rental Ordinance, and the Housing Mitigation Fee.

Potential Structure for a HAC Work Plan (Updated)

June 1, 2017 Meeting:

1. What are the problems that need to be studied over the next two years? Then, for each problem, the following items should be addressed?
2. What are the possible strategies to address these problems (including collaborative strategies with other commissions)?

July 6, 2017 Meeting:

1. What are possible programs related to these strategies?
2. What are funding sources to access?
3. Does the HAC recommend that U1 funds be prioritized for this program?

While some work plans can be even more detailed, such as specifying outcome measures, given my experience on the HAC, I do not recommend outcome measures at this time.¹

Below, I have provided one policy which has occurred to me recently and how I would define it when bringing it up at the special meeting.

Problem: Berkeley does not have residential densities similar to other cities (e.g., 40 du/acre) and instead relies on a “building envelope” approach. When multifamily developers propose to build new projects (and use the density bonus as a tool), it becomes more difficult to know what should be used as the actual count of market rate units (base) upon which the inclusionary requirement or fee payment is based.

Strategy: Update the zoning code so that the base number of market rate units in all projects, including density bonus projects, is clearly delineated in order to define the number of affordable units that are required.

Other Commissions: Zoning and possibly planning

Programs Related to Strategy: The zoning code is in the process of being updated by a consultant. Can this work be added in?

Funding Needed: Staff and consultant time

Funding Sources: General Fund

U1: This would not be eligible for use of U1 funds.

¹ Outcomes require more detailed information than we have at present – such as the actual funds available on an annual basis and the cost to provide an outcome (e.g., build an affordable unit).

Davidson, Amy

From: Stephen Barton <StephenBarton@live.com>
Sent: Tuesday, May 23, 2017 10:12 AM
To: Tregub, Igor; Marian Wolfe
Cc: Davidson, Amy; Tim Frank (tim-frank@msn.com)
Subject: Measure U1 revenue

Igor Tregub, Chair
Marian Wolfe, Vice Chair
Housing Advisory Commission

I would like to offer the following suggestions to the HAC as it considers its advice to Council regarding Measure U1 revenue.

First, I think it would be helpful to establish broad guidelines as follows:

80% of revenue for permanently affordable housing.

Up to 10% for administration (revenue collection and housing program staffing)

10% for homelessness prevention programs (or more if admin % is lower than 10%)

Second, it might be useful for the City to look into issuing tax anticipation notes or short-term borrowing from reserves in order to begin allocation of a conservative estimate of U1 revenue at the beginning of the 2017-18 fiscal year rather than waiting until March of next year to be certain of the exact amount.

I appreciate the work you and the HAC are doing. The Committee for Safe & Affordable Homes (Measure U1 campaign committee) is now working to encourage other cities to pass similar measures. As with the Soda Tax, well-considered use of the revenue is essential to future success elsewhere.

Sincerely,
Steve Barton
Co-Chair
Committee for Safe & Affordable Homes
Web site: www.fundaffordablehousing.org