



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, June 1, 2017

Housing Advisory Commission

Time: 7:06 p.m.

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

APPROVED MINUTES

1. Roll Call

Present: Luis Amezcua, Xavier Johnson, Matthew Lewis, Thomas Lord, Jill Martinucci, Kieron Slaughter, Igor Tregub, Gissell Vasquez, and Marian Wolfe.

Absent: None.

Commissioners in attendance: 9 of 9

Staff Present: Amy Davidson, Jennifer Vasquez, and Jenny Wyant

Members of the public in attendance: 15

Public Speakers: 2

2. Agenda Approval

Action: M/S/C (Lewis/Amezcua) to approve the agenda.

Vote: Ayes: Amezcua, Johnson, Lewis, Lord, Martinucci, Slaughter, Tregub, Vasquez, and Wolfe. Noes: None. Abstain: None. Absent: None.

3. Public Comment

Two members of the public spoke.

4. Approval of May 5, 2017 Meeting Minutes

Action: M/S/C (Wolfe/Lord) to approve the minutes.

Vote: Ayes: Amezcua, Johnson, Lord, Martinucci, Slaughter, Vasquez, and Wolfe. Noes: None. Abstain: Lewis and Tregub. Absent: None.

5. Discussion and Possible Recommendation to Council Regarding Housing Trust Fund Reservations for Satellite Affordable Housing Associates' Harper Crossing Project and Northern California Land Trust's Scattered Sites Project

Commissioner Wolfe recused herself, due to her position as a board member for Resources for Community Development, and left the room.

Public Speakers: 4

Action A: M/S/C (Slaughter/Martinucci) to recommend that City Council approve a Housing Trust Fund reservation for Satellite Affordable Housing Associates' Harper Crossing in the amount of \$285,464.

Vote A: Ayes: Amezcua, Johnson, Lewis, Lord, Martinucci, Slaughter, Tregub, and Vasquez. Noes: None. Abstain: None. Absent: None. Recused: Wolfe.

Action B: M/S/C (Martinucci/Amezcua) to recommend that Council:

1. Adopt a finding that a City subsidy in excess of 40% of total development costs is justified by the nature of Northern California Land Trust's Scattered Site Rehab and unavailability of alternative funding, as required by the HTF Guidelines, Section V.B.7.
2. Approve a Housing Trust Fund reservation for Northern California Land Trust's Scattered Site Rehab project, in the amount of \$569,692.
3. Authorize the City Manager to refinance the Scattered Site Rehab properties' outstanding HTF loans, with a combined balance currently estimated at \$675,000, into the new development loan.
4. Approve a waiver of HTF Guidelines Section III.A.1, approving NCLT as an eligible developer despite its lack of recent experience.
5. Recommend that Northern California Land consider moving towards a community land trust model in terms of its board composition.

Vote B: Ayes: Amezcua, Johnson, Lord, Martinucci, Slaughter, Tregub, and Vasquez. Noes: None. Abstain: Lewis. Absent: None. Recused: Wolfe.

6. Appointment of a 4th Member to the HTF Subcommittee

The Commission approved the appointment of Commissioner Lewis to the Housing Trust Fund Subcommittee, and Commissioner Tregub as an alternate member.

7. Discussion and Possible Recommendation to Council on CHDO Operating Funds for Satellite Affordable Housing Associates and Resources for Community Development for FY 2018

Commissioner Wolfe recused herself, due to her position as a board member for Resources for Community Development, and left the room.

Public Speakers: 2

Action: M/S/C (Martinucci/Johnson) to recommend providing CHDO operating funds to Resources for Community Development and Satellite Affordable Housing Associates for FY 2018.

Vote: Ayes: Amezcua, Johnson, Lewis, Lord, Martinucci, Slaughter, Tregub, and Vasquez. Noes: None. Absent: None. Recused: Wolfe.

8. Discussion and Possible Recommendation to Council Regarding Changes to the Affordable Housing Mitigation Fee (BMC 22.20.065) as proposed by Councilmember Harrison

Public Speakers: 5

Action A: M/S/C (Amezcua/Johnson) to recommend adjusting the Affordable Housing Mitigation Fee every two years for inflation based on increases in the California Construction Cost Index.

Vote A: Ayes: Amezcua, Johnson, Lewis, Lord, Tregub, and Wolfe. Noes: Martinucci. Abstain: Slaughter and Vasquez. Absent: None.

Action B: M/S/C (Wolfe/Amezcuca) to recommend adopting a policy requiring developers to enter into a binding contract at the issuance of building permits, committing to either providing units on site or paying the mitigation fee.

Vote B: Ayes: Amezcua, Johnson, Lewis, Lord, Slaughter, Tregub, Vasquez and Wolfe. Noes: None. Abstain: Martinucci. Absent: None.

Action C: M/S/C (Lord/Tregub) to recommend adopting a fee of \$37,000, if paid at certificate of occupancy, or \$34,000, if paid at issuance of building permits, and recommend that for developers opting to provide units, 20% of the *total* units be below market rate.

Vote C: Ayes: Amezcua, Johnson, Lewis, Lord, Slaughter, Tregub, and Vasquez. Noes: Martinucci and Wolfe. Abstain: None. Absent: None.

9. Discussion and Possible Recommendation to Council on HHCS' Proposed Changes to the CDBG Public Facilities Project Review Process

Action: M/S/C (Amezcuca/Johnson) to recommend

1. An exemption from Council approval for construction projects under \$200,000.
2. Authorization for the Housing Advisory Commission's Community Development Block Grant (CDBG) Subcommittee to recommend funding at or below \$200,000 for CDBG Community Facility Improvement Program projects, with approval by the full Housing Advisory Commission.

Vote: Ayes: Amezcua, Johnson, Lewis, Lord, Martinucci, Slaughter, Tregub, Vasquez and Wolfe. Noes: None. Abstain: None. Absent: None.

10. Discussion and Possible Recommendation to Council to Support AB 74, SB 305, and AB 1157

No action was taken.

11. Discussion and Possible Recommendation to Council on Referral to the Budget Process: Funding for Anti-Displacement Programs

Action: M/S/C (Johnson/Amezcuca) to express conceptual support to the City Council for funding anti-displacement programs up to \$1.07 million, with no source of funding specified, no specific funding levels for each anti-displacement program, and no recipients specified absent a competitive process.

Vote: Ayes: Amezcua, Johnson, Lewis, Lord, Slaughter, Tregub, Vasquez, and Wolfe. Noes: None. Abstain: None. Absent: Martinucci (unexcused).

12. Coordination Between the Housing Advisory and Homeless Commissions and Possible Appointment of a Subcommittee

The Commission approved the appointment of the following Commissioners to the Homelessness Subcommittee: Wolfe and Johnson.

13. Update on Council Items

14. Announcements / Information Items

15. Future Items

16. Adjourn

Action: M/S/C (Wolfe/Johnson) to adjourn the meeting at 10:15 p.m.

Vote: Ayes: Amezcua, Johnson, Lewis, Lord, Slaughter, Tregub, Vasquez, and Wolfe. Noes: None. Abstain: None. Absent: Martinucci (unexcused).

Approved on July 6, 2017

_____, Amy Davidson, Secretary