



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, July 6, 2017

Housing Advisory Commission

Time: 7:05 p.m.

South Berkeley Senior Center
2939 Ellis Street – Berkeley
Secretary – Amy Davidson, (510) 981-5406

APPROVED MINUTES

1. Roll Call

Present: Luis Amezcua, Zach Carter (substitute for Gissell Vasquez), Xavier Johnson (7:14pm), Rashi Kesarwani, Matthew Lewis (7:07pm), Thomas Lord, Gregory Magofna (substitute for Kieron Slaughter), Igor Tregub, and Marian Wolfe.

Absent: Kieron Slaughter (excused) and Gissell Vasquez (excused).

Commissioners in attendance: 9 of 9

Staff Present: Paul Buddenhagen, Amy Davidson, and Jenny Wyant

Members of the public in attendance: 10

Public Speakers: 5

2. Agenda Approval

Action: M/S/C (Amezcua/Magofna) to approve the agenda as amended:

1. Move item 5 to the action calendar, ahead of item 7
2. Combine items 10 and 11
3. Move item 9 ahead of item 8

Vote: Ayes: Amezcua, Carter, Kesarwani, Lewis, Lord, Magofna, Tregub, and Wolfe.

Noes: None. Abstain: None. Absent: Johnson (unexcused), Slaughter (excused) and Vasquez (excused).

3. Public Comment

Five members of the public spoke.

Consent Items

4. Approval of June 1, 2017 Meeting Minutes

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

Vote: Ayes: Amezcua, Carter, Johnson, Kesarwani, Lewis, Lord, Magofna, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: Slaughter (excused) and Vasquez (excused).

5. Discussion and Possible Recommendation on a Predevelopment Loan for Bay Area Community Land Trust

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

Action: M/S/C (Magofna/Johnson) to recommend that the City Manager:

4. Approve a Housing Trust Fund (HTF) reservation for Bay Area Community Land Trust's 1638 Stuart Street in the amount of \$50,000.
5. Approve a waiver of HTF Guidelines Section III.A.1. approving Bay Area Community Land Trust as an eligible developer despite its lack of recent experience.

Vote: Ayes: Amezcua, Carter, Johnson, Kesarwani, Lewis, Lord, Magofna, and Tregub.
Noes: None. Abstain: None. Absent: Slaughter (excused) and Vasquez (excused).
Recused: Wolfe.

Action Items

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

Action: M/S/C (Wolfe/Magofna) to recommend that Council endorse the following pending housing legislation: Assembly Bill (AB) 74, Senate Bill (SB) 305, and AB 1157.

Vote: Ayes: Amezcua, Carter, Johnson, Kesarwani, Lewis, Lord, Magofna, and Tregub.
Noes: Lord. Abstain: None. Absent: Slaughter (excused) and Vasquez (excused).

7. Housing Advisory Commission Work Plan

Action: M/S/C (Lewis/Carter) to focus on strategies for the top five problems identified during the June 1, 2017 work plan discussion, and postpone identifying U1 priorities until a future date.

Vote: Ayes: Amezcua, Carter, Johnson, Kesarwani, Lewis, Lord, Magofna, and Tregub.
Noes: None. Abstain: Lord. Absent: Slaughter (excused) and Vasquez (excused).

8. Discussion and Possible Recommendation to Council on City Funding for the Berkeley Way Development Project

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

Public Speakers: 1

Action: M/S/C (Amezcua/Magofna) to:

1. Recommend that City Council reserve up to \$3,131,651 in Housing Trust Funds for predevelopment for BRIDGE Housing's Berkeley Way Project.
2. Recommend that the City Manager defer City permit fees until later in the project.
3. Endorse in concept a full City funding reservation this fall, currently estimated at \$13 million.

Vote: Ayes: Amezcua, Carter, Johnson, Kesarwani, Lewis, Magofna, and Tregub. Noes: Lord. Abstain: None. Absent: Slaughter (excused) and Vasquez (excused). Recused: Wolfe.

9. Appointment of Community Development Block Grant and U1 Subcommittees

No action was taken.

10. Discussion and Possible Recommendation to Council on Funding for Anti-Displacement Programs

Action: M/S/C (Amezcuca/Tregub) to:

1. Recommend approving \$650,000 per year for FY18 and FY19 in funding for anti-displacement programs, with allocations for the following:
 - \$300,000 for Eviction Defense and Housing Counseling
 - \$250,000 for the Housing Retention Program
 - \$100,000 for Flexible Housing Subsidies Pool
2. Recommend that the \$300,000 for Eviction Defense and Housing Counseling be:
 - Designated for Low and Moderate Income Tenants; and
 - Added to existing contracts with the Eviction Defense Center and East Bay Community Law Center, at \$150,000 each.
3. Recommend exploring alternative schedules for paying back General Funds with U1 tax revenues.

Vote: Ayes: Amezcuca, Carter, Johnson, Kesarwani, Lewis, Magofna, Tregub, and Wolfe. Noes: None. Abstain: Lord. Absent: Slaughter (excused) and Vasquez (excused).

11. Discussion and Possible Recommendation to Council on Response to Companion Report, Allocation of U1 Funds by the City Council, and Measure U1 Allocation Guidelines

No action was taken.

12. Update on Homelessness Subcommittee

13. Update on Council Items

14. Announcements / Information Items

15. Future Items

16. Adjourn

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

Vote: Ayes: Amezcuca, Carter, Johnson, Kesarwani, Lewis, Lord, Magofna, Tregub, and Wolfe. Noes: None. Abstain: None. Absent: Slaughter (excused) and Vasquez (excused).

Approved on September 7, 2017

_____, Amy Davidson, Secretary