



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, September 7, 2017

Housing Advisory Commission

Time: 7:02 p.m.

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

APPROVED MINUTES

1. Roll Call

Present: Luis Amezcua, Xavier Johnson, Matthew Lewis (7:05 p.m.), Thomas Lord, Kieron Slaughter, Igor Tregub, Marian Wolfe, and Amir Wright (substitute for Gissell Vasquez)

Absent: Rashi Kesarwani (excused) and Gissell Vasquez (excused)

Commissioners in attendance: 8 of 9

Staff Present: Amy Davidson, Kristen Lee, Be Tran, and Mike Uberti

Members of the public in attendance: 7

Public Speakers: 4

2. Agenda Approval

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

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

3. Public Comment

Four members of the public spoke.

Consent Items

4. Approval of June 1, 2017 Special Meeting Minutes

Action: M/S/C (Amezcua/Wolfe) to approve the minutes with proposed changes:

1. Correct the meeting start time to reflect actual time started.
2. Include statement that no action was taken.

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

5. Approval of July 6, 2017 Regular Meeting Minutes

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

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

Action Items

6. Meeting Process

Action: M/S/C (Johnson/Amezcuca) to adopt the following guidelines to the Commission's meeting process with friendly amendments from Chair Tregub:

1. Major agenda items to come through a subcommittee when appropriate and not directly to the Commission.
2. Adopt a standard end time (9 p.m.) and require a simple majority to extend the meeting to 9:30 p.m. If needed, another vote can be taken to extend the meeting to 10 p.m.
3. Introduce a motion on to the floor as soon as possible for further discussion.
4. Encourage a time limit on each commissioner's comments. Presenter of an item shall get four minutes. The question and answer segment following the presentation of the item has no time limit. In the first round of comments, each commissioner shall receive three minutes. In the subsequent round of discussion, each commissioner shall receive two minutes.
5. Nothing in these guidelines is intended to be in conflict with the HAC's rules as a quasi-judicial body.

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

7. Discussion and Adoption of a Work Plan

Commissioner Lord withdrew his item (Attachment 5) for consideration.

Action: M/S/C (Lewis/Wolfe) to adopt the work plan (Attachment 4).

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

8. Discussion and Possible Recommendation on Draft Consolidated Annual Performance Report (CAPER) for HUD

Kristen Lee presented and requested comments from HAC. No motion required and no action was taken.

9. Substantial Amendment to the Annual Action Plan for Program Year 2017 to Shift Community Development Block Grant (CDBG) Indirect Costs

Action: M/S/C (Lord/Amezcuca) to adopt a recommendation that City Council conduct a public hearing on a substantial amendment to the federal Program Year (PY) 2017 Annual Action Plan (AAP) which includes revised allocations of Community Development Block Grant (CDBG) funding and upon conclusion, adopt a Resolution approving revised CDBG funding recommendations for City of Berkeley projects; and authorizing the City Manager to submit the Substantial Amendment to the PY 2016 AAP to the U.S. Department of Housing and Urban Development (HUD).

Vote: Ayes: Amezcua, Johnson, Lewis, Lord, Slaughter, Tregub, Wolfe, and

Wright. Noes: None. Abstain: None. Absent: Kesarwani (excused) and Vasquez (excused).

10. Appointment of Subcommittees: Student Housing, Low Income Housing, Moderate Income Housing, Community Development Block Grant, and Measure U1

The CDBG Subcommittee was appointed for the current CDBG funding cycle.

Action A: M/S/C (Lewis/Amezcuca) to appoint Commissioners Kesarwani, Lord, and Vasquez to the CDBG Subcommittee. The subcommittee will work with staff to review funding applications this year.

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

The Student Housing, Low Income Housing, and Moderate Income Housing, and were appointed to work on related strategies identified in the Housing Advisory Commission's work plan during the City's current fiscal year, ending no later than June 30, 2018.

Action B: M/S/C (Lewis/Wright) to appoint Commissioners Johnson, Lewis, Tregub, and Wolfe to the Low Income Subcommittee.

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

Action C: M/S/C (Johnson/Wolfe) to appoint Commissioners Lord and Tregub to the Moderate Income Subcommittee.

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

Action D: M/S/C (Wolfe/Johnson) to appoint Commissioners Amezcua, Lewis, Slaughter, and Vasquez to the Student Housing Subcommittee.

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

M/S/C (Lewis/Amezcuca) to extend the meeting to 9:30 p.m.

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

Action E: M/S/C (Lewis/Wright) to appoint Commissioners Amezcua, Kesarwani, Lewis, Wolfe to the Measure U1 Subcommittee with Chair Tregub serving as the alternate. Within the City's current fiscal year, ending no later than June 30, 2018, this subcommittee:

- Will develop recommended guidelines for the use of U1 funds;
- Will provide advice for the HAC for Council on anti-displacement programs and affordable housing to be funded with U1; and
- May discuss specific projects, avoiding overlap with other subcommittees of the HAC.

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

11. City Council Referral to HAC: Consideration of an Ordinance to Establish a Waiver of Administrative and Permit Fees for Certain Affordable Housing Projects

Action: M/S/F (Amezcua/Lewis) to extend meeting to 10:00 p.m.

Vote: Ayes: Amezcua, Johnson, Lewis, and Tregub. Noes: Slaughter and Wolfe. Abstain: Lord and Wright. Absent: Kesarwani (excused) and Vasquez (excused).

Meeting adjourned at 9:31 p.m.

Approved on October 5, 2017

_____, Amy Davidson, Secretary