



HOUSING ADVISORY COMMISSION
Regular Meeting
Wednesday, July 11, 2018

Housing Advisory Commission

Time: 7:05 pm

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

APPROVED MINUTES

1. Roll Call

Present: Luis Amezcua, Joshua Holman (substitute for Amir Wright), Xavier Johnson, Rashi Kesarwani (7:22 pm), Matthew Lewis, Thomas Lord, Darrell Owens, and Ian Winters (substitute for Igor Tregub)

Absent: Amir Wright (excused), Igor Tregub (excused), and Marian Wolfe (excused).

Commissioners in attendance: 8 of 8

Staff Present: Amy Davidson, Mike Uberti, Jenny Wyant

Members of the public in attendance: 6

2. Temporary Chair Appointment

Action: M/S/C (Amezcua/Johnson) to appoint Commissioner Johnson as the temporary chair for the meeting in the absence of the chair and vice chair.

Vote: Ayes: Amezcua, Holman, Johnson, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Kesarwani (unexcused), Tregub (excused), Wolfe (excused), and Wright (excused).

3. Agenda Approval

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

Vote: Ayes: Amezcua, Holman, Johnson, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Kesarwani (unexcused), Tregub (excused), Wolfe (excused), and Wright (excused).

4. Public Comment

Public Speakers: 1

5. Approval of the June 7, 2018 Regular Meeting Minutes

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

Vote: Ayes: Amezcua, Holman, Johnson, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Kesarwani (unexcused), Tregub (excused), Wolfe (excused), and Wright (excused).

6. Discussion and Possible Action on a Small Sites Multi-Family Housing Loan Program

Public Speakers: 2

Commissioner Winters recused himself due to his employment at Northern California Land Trust which may apply for a Small Sites loan.

Action: M/S/C (Lord/Owens) to adopt recommendations dictated by the Commission for a Small Sites Multi-Family Housing Loan Program.

Vote: Ayes: Amezcua, Holman, Johnson, Kesarwani, Lewis, Lord, and Owens. Noes: None. Abstain: None. Absent: Tregub (excused), Winters (recused), Wolfe (excused), and Wright (excused).

7. Presentation on the Tenant Opportunity to Purchase Act (TOPA)

8. Discussion and Possible Action on 1281 University Avenue RFP and Subcommittee Recommendations

Action: M/S/C (Owens/Amezcua) to recommend the Resources for Community Development (RCD) proposal with reservations regarding the proposal's financial feasibility (especially in regards to its reliance on project-based Section 8), reliance on tax credits leveraged in combination with other RCD projects, RCD's past performance, the level of homeless provided services on site, detail available about the service plan, and proposed reduction of open-space, and recommend the site provide a temporary use for short term housing while a viable long term project is determined.

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

Action: M/S/C (Johnson/Owens) to extend the meeting to 9:30 pm.

Vote: Ayes: Amezcua, Holman, Johnson, Kesarwani, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Lewis (unexcused), Tregub (excused), Wolfe (excused), and Wright (excused).

9. Discussion and Possible Action on the Disposition of Former Successor Agency to Redevelopment Properties at 1631 Fifth Street and 1654 Fifth Street

Action: M/S/C (Owens/Amezcua) to recommend to Council to approve the sale of two former redevelopment properties at market value and deposit the proceeds in the Housing Trust Fund.

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

Action: M/S/C (Johnson/Owens) to extend the meeting to 10:00 pm.

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

10. Discussion and Possible Action on Community Housing Development Organization (CHDO) Operating Funds for FY 2019

Action: M/S/C (Amezcuca/Lewis) to provide federal HOME program CDHO operating funds in the amount of \$28,115 to Satellite Affordable Housing Associates (SAHA) and an equivalent amount of General Funds to Resources for Community Development (RCD) again in FY 2019.

Vote: Ayes: Amezcuca, Holman, Johnson, Kesarwani, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Tregub (excused), Wolfe (excused), and Wright (excused).

11. Discussion and Possible Action on a Work Plan

12. Discussion and Possible Action on Ad-Hoc Subcommittee Appointments and Assignments

Action: M/S/C (Lewis/Amezcuca) to create a North Berkeley BART subcommittee to make recommendations for potential housing development at the North Berkeley BART site until December 31, 2018 and appoint Commissioners Lewis, Owens, and Tregub.

Vote: Ayes: Amezcuca, Holman, Johnson, Kesarwani, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Tregub (excused), Wolfe (excused), and Wright (excused).

Action: M/S/C (Johnson/Lewis) to create a Community Development Block Grant (CDBG) subcommittee to review and make recommendations on the CDBG applications until the end of the funding cycle and appoint Commissioners Amezcuca, Lewis, and Lord.

Vote: Ayes: Amezcuca, Holman, Johnson, Kesarwani, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Tregub (excused), Wolfe (excused), and Wright (excused).

13. Discussion and Possible Action regarding the HAC's Annual Measure U1 Reporting and Work Plan Update

Action: M/S/C (Lord/Owens) to establish an April/October publication schedule for the Commission's "section (B)(10)" recommendations.

Vote: Ayes: Amezcuca, Holman, Johnson, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Kesarwani (unexcused), Tregub (excused), Wolfe (excused), and Wright (excused).

Action: M/S/C (Lewis/Owens) to extend the meeting to 10:30 pm.

Vote: Ayes: Amezcuca, Holman, Johnson, Kesarwani, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Tregub (excused), Wolfe (excused), and Wright (excused).

14. Discussion on Moderate Income Housing Subcommittee Report

15. Update on the Joint Subcommittee for the Implementation of State Housing Law (JSISHL)

16. Discussion on Organizing a Democratized Housing Summit

17. Update on Council Items

18. Announcements/Information Items

19. Future Items

20. Adjourn

Action: M/S/C (Johnson/Amezcuca) to adjourn the meeting at 10:10 pm.

Vote: Ayes: Amezcua, Holman, Johnson, Lewis, Lord, Owens, and Winters. Noes: None. Abstain: None. Absent: Kesarwani (unexcused), Tregub (excused), Wolfe (excused), and Wright (excused).

Approved on September 6, 2018

_____, Amy Davidson, Secretary