



HOUSING ADVISORY COMMISSION
Regular Meeting
Thursday, September 5, 2019

Housing Advisory Commission

Time: 7:06 pm

South Berkeley Senior Center
2939 Ellis Street – Berkeley

Acting Secretary – Mike Uberti, (510) 981-5114

DRAFT MINUTES

1. Roll Call

Present: Mary Kay Lacey (substitute for Xavier Johnson), Thomas Lord, Mari Mendonca, Maryann Sargent (arrived at 7:45 pm), Alex Sharenko, Leah Simon-Weisberg, Marian Wolfe and Amir Wright.

Absent: Xavier Johnson (excused) and Darrell Owens (excused).

Commissioners in attendance: 8 of 8

Staff Present: Amy Davidson and Mike Uberti

Members of the public in attendance: 16

Public Speakers: 18

2. Agenda Approval

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

Vote: Ayes: Lord, Mendonca, Sharenko, Simon-Weisberg, Wolfe and Wright. Noes: None. Abstain: Lacey. Absent: Johnson (excused), Owens (excused) and Sargent (unexcused).

3. Public Comment

There was one speaker during public comment.

4. Approval of the June 6, 2019 Regular Meeting Minutes

Action: M/S/C (Sharenko/Wright) to approve the minutes.

Vote: Ayes: Lord, Sharenko, Simon-Weisberg, Wolfe and Wright. Noes: None. Abstain: Mendonca and Lacey. Absent: Johnson (excused), Owens (excused) and Sargent (unexcused).

5. Discussion and Possible Action to Elect a Temporary Vice Chair for the September 5, 2019 Meeting

Action: M/S/C (Wright/Lord) to elect Commissioner Wright as Temporary Vice Chair for September 5 meeting.

Vote: Ayes: Lacey, Lord, Mendonca, Sharenko, Simon-Weisberg, Wolfe and Wright.

Noes: None. Abstain: None. Absent: Johnson (excused), Owens (excused) and Sargent (unexcused).

6. Discussion and Possible Action on Draft PY18 Consolidated Annual Performance and Evaluation Report (CAPER)

7. Discussion and Possible Action to Approve the Resources for Community Development 2001 Ashby Avenue Predevelopment Loan

Public Speakers: 1

Commissioner Wolfe recused herself from this item as she is on the board of Resources for Community Development, an organization that makes funding requests to the City of Berkeley for development projects.

Action: M/S/C (Simon-Weisberg/Sharenko) recommend Resources for Community Development's (RCD) predevelopment loan request for an additional \$1.2 million for its proposed development at 2001 Ashby Avenue. The HAC also recommends the City require RCD evaluate ways to reduce or eliminate the project's proposed parking spaces and/or parking footprint, if possible, in consideration of the needs of the residents, community services space, and climate change mitigation.

Vote: Ayes: Lacey, Sargent, Sharenko, Simon-Weisberg, and Wright. Noes: Lord. Abstain: Mendonca. Recused: Wolfe. Absent: Johnson (excused) and Owens (excused).

8. Discussion and Possible Action to Approve the Northern California Land Trust 2321-2323 10th Street Predevelopment Loan Application

Public Speakers: 1

Commissioner Wolfe recused herself from this item as she is on the board of Resources for Community Development, an organization that makes funding requests to the City of Berkeley for development projects.

Action: M/S/C (Simon-Weisberg/Mendonca) to recommend the Housing Trust Fund subcommittee's recommendation to approve Northern California Land Trust's (NCLT) predevelopment loan request for \$50,000 for its proposed acquisition and renovation of 2321-2323 10th Street subject to NCLT meeting the conditions of its 2017 Development Loan Agreement and completion of the following items prior to disbursement of funds:

- a. NCLT must provide an updated plan for assessing the feasibility of converting 1340-48 Blake and 2425 California to cooperatives; and
- b. NCLT must work with its Board to update the organizational documents to include the tripartite structure.

Vote: Ayes: Lacey, Mendonca, Sargent, Sharenko, Simon-Weisberg, and Wright. Noes: None. Abstain: Lord. Recused: Wolfe. Absent: Johnson (excused) and Owens (excused).

9. Discussion and Possible Action to Approve the Transfer Tax Refund for 1638 Stuart Street

Public Speakers: 1

Action: M/S/C (Lord/Simon-Weisberg) recommend that City Council authorize the City Manager to grant an estimated \$10,260 to Bay Area Community Land Trust (BACLT) in the form of a transfer tax refund, in support of the renovation of 1638 Stuart Street and BACLT's operation of the property as affordable housing.

Vote: Ayes: Lacey, Lord, Mendonca, Sargent, Sharenko, Simon-Weisberg, Wolfe and Wright. Noes: None. Abstain: None. Absent: Johnson (excused) and Owens (excused).

10. Discussion and Possible Action to Appoint and Extend Subcommittees

Public Speakers: 6

Action: M/S/C (Wright /Sargent) to extend the meeting 30 minutes to 9:30 pm.

Vote: Ayes: Lacey, Lord, Mendonca, Sargent, Simon-Weisberg, Wolfe and Wright. Noes: Sharenko. Abstain: None. Absent: Johnson (excused) and Owens (excused).

Action: M/S/C (Lord/Sharenko) to extend the Social Housing subcommittee through March 31, 2020 and appoint Commissioners Johnson, Lord, Mendonca and Simon-Weisberg.

Vote: Ayes: Lord, Mendonca, Sharenko, Wolfe and Wright. Noes: None. Abstain: Lacey, Sargent and Simon-Weisberg. Absent: Johnson (excused) and Owens (excused).

11. Discussion and Possible Action to Make Recommendations to the City Council's Draft Affordable Housing Framework

Public Speakers: 8

Action: M/S/C (Simon-Weisberg/Sargent) to extend the meeting 15 minutes to 9:45 pm.

Vote: Ayes: Lacey, Mendonca, Sargent, Simon-Weisberg, Wolfe and Wright. Noes: Lord and Sharenko. Abstain: None. Absent: Johnson (excused) and Owens (excused).

Action: M/S/F (Sargent/Simon-Weisberg) to endorse the Draft Affordable Housing Framework as presented.

Vote: Ayes: Lacey, Sargent, Simon-Weisberg, and Wright. Noes: Lord, Mendonca, Sharenko and Wolfe. Abstain: None. Absent: Johnson (excused) and Owens (excused).

12. Discussion and Possible Action to Adopt Recommendations to Improve and Enforce the Smoke-Free Multi-Unit Housing Ordinance

13. Update on Council Items

14. Announcements/Information Items

15. Future Items

16. Adjourn

Action: M/S/C (Sharenko/Wright) to adjourn the meeting at 9:45 pm.

Vote: Ayes: Lacey, Lord, Mendonca, Sargent, Sharenko, Simon-Weisberg, Wolfe and Wright. Noes: None. Abstain: None. Absent: Johnson (excused) and Owens (excused).

Approved on October 3, 2019

_____, Mike Uberti, Secretary