



Housing Advisory Commission

Regular Meeting Thursday, September 4, 2025 7:00 pm	South Berkeley Senior Center 2939 Ellis Street Snow Zhu, Secretary HAC@berkeleyca.gov
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Written communications submitted by mail or e-mail to the Housing Advisory Commission by 5:00 p.m. the day before the meeting will be distributed to the members of the Committee in advance of the meeting and retained as part of the official record.

All agenda items are for discussion and possible action.

Public comment policy: Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

1. **Roll Call**
2. **Land Acknowledgment** (Attachment 1)
3. **Agenda Approval**
4. **Public Comment**
5. **Approval of July 17, 2025 Special Meeting Minutes** (Attachment 2)
6. **Discussion and Action: Loan Modification Requests for Housing Trust Fund Projects** – Staff/All (Attachment 3)
7. **Public Hearing on City of Berkeley’s Draft Consolidated Annual Performance and Evaluation Report for Federal Program Year 2024 (July 2024 through June 2025)** – Staff/All (Attachment 4)
8. **Discussion and Possible Action: Commission Work Plan** – All (Attachment 5)
9. **Discussion and Possible Action: Social Housing Recommendations** – Social Housing Ad-Hoc Committee (Attachments 6, 7, and 8)
10. **Update on Council Items (Future Dates Subject to Change)**
11. **Announcements/Information Items**
 - a. Commission Stipend Update (Attachment 9)
12. **Future Items**
13. **Adjourn**

Attachments

1. Land Acknowledgment
2. Draft July 17, 2025 Special Meeting Minutes
3. Lourdes Chang, HHCS, Loan Modification Requests for Housing Trust Fund Projects
4. Kat Larowe, HHCS, Public Hearing on City of Berkeley’s Draft Consolidated Annual Performance and Evaluation Report for Federal Program Year 2024 (July 2024 through June 2025)
5. Draft Fiscal Year 2025-26 Commission Work Plan
6. Social Housing Ad-Hoc Committee, Input and Recommendations on Berkeley Social Housing Study
7. Social Housing Ad-Hoc Committee, Draft Memorandum: HAC Input and Recommendations on Berkeley Social Housing Study
8. Social Housing Ad-Hoc Committee, Annotated Social Housing Presentation (June 5, 2025)
9. Mark Numainville, City Clerk, Commission Low-Income Stipend Update

Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900.

COMMUNICATION ACCESS INFORMATION:



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

ATTACHMENT 1

Land Acknowledgement Statement

The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Special Meeting Thursday, July 17, 2025 7:05 pm	South Berkeley Senior Center 2939 Ellis Street Mike Uberti, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell, Karen Haycox, Debbie Potter, David Shere.

Absent: Syrak Micael (excused), Sean Vaughn Scott (excused), Leah Simon-Weisberg (unexcused), and Alfred Twu (excused).

Staff Present: Mike Uberti and Snow Zhu.

Commissioners in attendance: 4 of 5

Members of the public: 2

Public Speakers: 1

2. Land Acknowledgement

3. Agenda Approval

Action: M/S/C (Potter/Shere) to approve the agenda.

Vote: Ayes: Bell, Haycox, Potter, and Shere. Noes: None. Abstain: None. Absent: Micael, Scott, Simon-Weisberg, and Twu.

4. Public Comment

There was one speaker during public comment.

5. Approval of June 5, 2025 Regular Meeting Minutes

Action: M/S/C (Potter/Haycox) to approve the June 5, 2025 Regular Meeting minutes with correction that Commissioner Micael replace Commissioner Shere as the appointment to the Housing Trust Fund subcommittee.

Vote: Ayes: Bell, Haycox, Potter, and Shere. Noes: None. Abstain: None. Absent: Micael, Scott, Simon-Weisberg, and Twu.

6. Discussion and Possible Action: Civic Arts Report

Public Speakers: 1

Action: M/S/C (Potter/ Haycox) to approve the recommendations in the report "Keeping Creativity Local: A Strategic Response to Affordable Housing for Artists" and recommend transmittal to the City Council for its review and approval.

Vote: Ayes: Bell, Haycox, Potter, and Shere. Noes: None. Abstain: None. Absent: Micael, Scott, Simon-Weisberg, and Twu.

7. Discussion and Possible Action: HAC Recommendation to Council on State Assembly Bills Relating to Coordinated Pricing Algorithms

Action: M/S/C (Potter/ Shere) to draft a letter urging the City Council to approve a letter to Assemblymember Aguilar-Curry in support of AB 325 and send copies to Assemblymember Wicks, Senator Arreguin and Governor Newsom; and to approve a letter to Senator Sasha Perez in support of SB 52, with one suggested amendment, and send copies to Assemblymember Wicks, Senator Arreguin and Governor Newsom.

Vote: Ayes: Bell, Haycox, Potter, and Shere. Noes: None. Abstain: None. Absent: Micael, Scott, Simon-Weisberg, and Twu.

8. Discussion and Possible Action: Commission Work Plan

9. Update on Council Items (Future Dates Subject to Change)

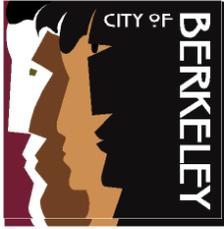
10. Announcements/Information Items

11. Future Items

12. Adjourn

Action: M/S/C (Potter/Shere) to adjourn at 8:48 pm.

Vote: Ayes: Bell, Haycox, Potter, and Shere. Noes: None. Abstain: None. Absent: Micael, Scott, Simon-Weisberg, and Twu.



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Lourdes Chang, Senior Community Development Project Coordinator

Date: September 4, 2025

Subject: **Loan Modification Requests for Housing Trust Fund Projects**

Recommendations

Recommend that City Council:

1. Extend Resources for Community Development's existing Housing Trust Fund (HTF) loan for Hearst Street Apartments for five years and reduce the interest rate for the remaining term to 3% simple interest. The principal amount of \$916,000 will remain the same.
2. Combine South Berkeley Neighborhood Development Corporation's three HTF loans for Lorin Station into a new loan in the amount of \$1,230,117, with 0% interest and a new loan maturity date of May 7, 2079, to align with their 2021 emergency rehab loan. The Regulatory Agreement will have a term of May 7, 2079, to be coterminous with the loan maturity date.
3. Refinance Addison Court Housing Cooperative's existing HTF loan new loan with a 55-year term and 3% interest. The principal amount of \$150,000 will remain the same. The Regulatory Agreement will have a term of November 1, 2080, to be coterminous with the loan maturity date.
4. Authorize the City Manager or their designee to execute all documents required to effectuate these actions, including amendments to existing loan agreements.

Current Situation and Effects

On August 19, 2025, the Housing Trust Fund (HTF) Subcommittee of the Housing Advisory Commission voted to approve the recommendations listed above. M/S/C Micael/Bell. Ayes: Bell, Micael. Noes: None. Abstain: None. Absent: Vaughn Scott.

A Vibrant and Healthy Berkeley for All

*HTF Loan Modification Requests
September 4, 2025*

Three Housing Trust Fund (HTF) projects requested modification to the terms of their HTF loans: Hearst Street Apartments owned by Resources for Community Development (RCD), Lorin Station owned by South Berkeley Neighborhood Development Corporation (SBNDC) and Addison Court owned by Addison Court Housing Cooperative (ACHC).

The description of each project, the property owner's request for modification of loan terms, and staff recommendations are provided below.

Background

The City of Berkeley's HTF program provides loans to housing developers for the acquisition, development, and preservation of affordable housing in Berkeley. Most of the older HTF loans, executed between late 1990s and early 2000s, have 30-year terms and a 6% interest rate (prime rates were between 8.25%-9.0% or more at that time). Recent HTF loans typically have 55-year terms and a 3% interest rate, per current HTF Guidelines. To date, the City's HTF rental housing portfolio consists of 60 projects with about 1700 affordable housing units serving extremely low to low-income households. Approximately half of these properties have loans coming due in the next 2-5 years.

Staff consider multiple factors when evaluating loan modification requests, including:

- Financial necessity and the owner's ability to continue operating affordable housing;
- Long-term stewardship of City's investment in the project, ensuring housing affordability, and physical and financial viability of the property throughout the term of the City's loan and regulatory agreement; and
- Impact on repayment on the City loan and the ability for the City to re-use those funds to finance future affordable housing projects.

The three aforementioned properties with loan modification requests have loan terms of 30 years. Two have reached their loan maturity date and the loan repayment is past due; all three are asking to extend their loan terms. No additional funds have been requested.

Hearst Street Apartments

Hearst Street Apartments is a 32-unit multifamily affordable housing development located at 1133-39 Hearst Street, housing low to moderate income households. The development consists of eight, 2-story residential buildings with outdoor common space, on-site parking for residents and one unrestricted manager's unit. The development is owned by Resources for Community Development (RCD) and managed by the John Stewart Company under contract with RCD.

The Development Loan Agreement (DLA) requires 27 of the 31 rental units at Hearst Street Apartments be occupied by households whose incomes are at or below 60% Area Median Income (AMI). Historically, Hearst Street Apartments has served

*HTF Loan Modification Requests
September 4, 2025*

households at deeper affordability than what is required by the DLA; the most recent Annual Compliance Report (ACR) shows 27 of the of the households living in Hearst Street Apartments have incomes below 40% AMI. Thirteen of the units receive rental assistance from Berkeley Housing Authority Section 8 or the City's Shelter Plus Care program.

In 1994, the City loaned RCD a total of \$916,800 in HTF funds for the acquisition and rehabilitation of Hearst Street Apartments. The loan has a 30-year term and a 55-year regulatory agreement (as was standard for HTF loans at that time) and was structured with repayments coming from the project's residual receipts (surplus cash flow). The principal balance and interest accrued at 6% simple interest per year was due and payable on August 30, 2024. The regulatory agreement recorded against the property will be in effect until 2055 and will continue to restrict the units at an affordable level.

RCD was unable to pay off the City's loan when the term ended in August 2024. The total amount due is \$2.55M including \$916,000 in principal and \$1,638,601 in accrued interest. The most recent ACR shows the project has sufficient cash flow to meet its operating expenses which includes debt service on conventional loan, funds for capitalized capital improvements, and asset management fees. In the last three years, Surplus Cash ranged from \$0-\$6,000. Remaining Surplus Cash were deposited to replacement reserves for future capital improvement needs. In FY2022, cash flow was negative due to higher than normal vacancy rates and mandatory capital improvement expenses.

In January 2025, RCD requested an extension of the loan term to give them an opportunity to consider strategies for improving rental revenue and improving procedures for completing annual income recertifications and maximizing rents. During this time, RCD also intends to evaluate the capital improvement needs of the property and explore other funding sources to support deferred maintenance and much-needed updates to the building. By November 2025, RCD will have paid off the balance of their \$65k loan from a private lender. The only loan remaining will be the City's \$916k HTF loan.

Staff Recommendation: Approve RCD's request to extend the loan term by 5 years from the date of the original maturity date with the following terms.

- a. The new loan term would end August 30, 2029. The principal amount will remain the same at \$916,000.
- b. New Interest Rate: City staff recommends changing the interest rate from 6% to 3% for the remainder of the loan term, consistent with the current HTF Guidelines. The accrued interest to date in the amount of \$1.64M is still owed to the City but will not accrue at the new interest rate of 3%. The original principal amount of \$916,000 will accrue at 3% from the effective date of the loan amendment.

*HTF Loan Modification Requests
September 4, 2025*

- c. Housing staff will monitor RCD's efforts in establishing improved procedures for maximizing rents and completing annual income certifications. This will help to improve surplus cash and RCD's capacity to make payments on the City's residual receipts loan.
- d. The City and RCD will revisit the loan terms at the end of the five-year extension period. At that time, it is anticipated RCD will have a more-developed plan to address the property's ongoing operations and future capital improvement needs.

Lorin Station

Lorin Station is a mixed-use affordable housing development located at 3253–3269 Adeline Street in South Berkeley. The property consists of 14 residential units and approximately 4,500 square feet of ground-floor commercial space. Owned by South Berkeley Neighborhood Development Corporation (SBNDC) and currently managed by A&E Housing Group. The project was developed in alignment with two primary goals of the *1977 South Berkeley Area Plan*: to support the retention of the Black community through the creation of affordable housing, and to promote neighborhood economic revitalization.

The project was constructed in the early 1990s on a formerly vacant lot with significant community and City support. Per its Regulatory Agreement, Lorin Station is required to serve 10 households at or below 50% of AMI. According to the most recent compliance report, the property exceeds this requirement: 9 of 10 affordable units are occupied by households earning below 40% AMI, including 6 households below 25% AMI. More than half of the residents have lived at the property for over a decade, including one household that has resided at Lorin Station for over 30 years.

The City has provided three loans to support the development and maintenance of Lorin Station:

- **1989 Loan:** \$177,000 acquisition/predevelopment loan at 6% simple interest, due October 30, 2029.
 - **Balance as of April 1, 2025:** \$177,375 principal and \$377,211 accrued interest.
- **1991 Loan:** \$322,000 development loan at 6% simple interest, matured December 31, 2001.
 - **Balance as of April 1, 2025:** \$322,000 principal and \$642,853 accrued interest.
- **2021 Emergency Rehabilitation Loan:** \$730,742 loan at 0% interest, repayable from 50% of residual receipts (Surplus Cash).
 - No residual receipts payments on the loan have been made.

In 1989 and 1991, the City provided funding for the acquisition and development of the project. The original intent of the City Council was to structure these early loans as a forgivable loan or grant to facilitate development. The 1989 loan was initially structured

*HTF Loan Modification Requests
September 4, 2025*

so the loan would be forgiven at the start of construction or upon full disbursement of the funds. In 1991, SBNDC assigned the loan to Lorin Street Associates, a Limited Partnership formed for the purpose of applying for low-income housing tax credits, through which the project successfully raised about \$1M for construction of the project.

To meet tax credit program requirements and to maximize the amount of equity raised for the project, the \$177k funds previously approved by Council as a forgivable loan were restructured as a loan at 6% interest. Through Council Resolution No. 1122 (11/12/1991) Lorin Street Associates waived the option for loan forgiveness. In 1991, the City provided a \$322,000 development loan to the project. The City initially awarded these funds as a grant to SBNDC (Council Resolution No. 55,167-N.S. and No. 55,655-N.S.). However, like the \$177k loan, the grant funds were converted to a loan and assigned to Lorin Station Associates for the purpose of applying for tax credit financing (Council Resolution No. 56,203).

In July 2023, SBNDC submitted a request to convert the 1989 Loan (\$177k) and 1991 (\$322k) Loans into a grant in keeping with the original intent set forth by City Council. After 30 years, the accrued interest on both loans has reached over \$1M, a debt that SBNDC would not be able to repay. Rents currently range from \$521 to \$1,061 per month, well below the allowable limits. The project operates with constrained cash flow. The most recent ACR shows that the property continues to generate negative residual receipts with no surplus cash available for loan repayment. As of FY 2023, the Replacement Reserve has a balance of \$64,066, slightly below the target threshold.

Given the sustained affordability of all 14 units, the long-term tenancy of low-income households, and the project's ongoing financial limitations, staff concurs that the existing loan structure is unsustainable.

Recognizing the original Council intent was to provide initial funding as a forgivable loan or a grant to facilitate the development of Lorin Station, and in an effort to be consistent with current HTF Guidelines and current practice, staff recommends making a new loan that combines all three City loans into a single loan in the amount of \$1,230,117 (the *New Loan*) with an interest rate of 0% simple interest. The previously accrued interest in the amount of \$1,020,064 (as of 4/3/25) would still be owed to the City and must be repaid at the end of the term.

The New Loan would be structured as a residual receipts loan, where payments on principal would be payable only if the property shows surplus cash at the end of the fiscal year. By keeping the funding as a loan and not a grant, the City would be able to maintain its ability to get the loans repaid should the property be sold or refinanced prior to the end of the loan term.

Staff Recommendation: Approve recommendation to consolidate all three existing loans with the following terms.

*HTF Loan Modification Requests
September 4, 2025*

- a. *New Principal Amount (New Loan):* \$1,230,117, consisting of the combined principal amount of SBNDC's three existing loans: 1989 Loan (\$177k), 1991 Loan (\$322k) and 2021 Loan (\$730k)
- b. *New Interest Rate:* 0% interest
- c. *Repayment:* Annual payment of principal is based on 50% of Residual Receipts as defined in the Development Loan Agreement (Payment is due only if surplus cash is available at the end of the fiscal year)
- d. *Accrued Interest Under the Original Loans:* Accrued Interest as of April 1, 2025, in the amount of \$1,020,064 is still owed to the City and will be due and payable at loan maturity
- e. *Loan Maturity Date:* Match the term to make the two earlier loans co-terminus with the *2021 Emergency Rehabilitation Loan* with a corrected loan maturity date of May 7, 2079.
- f. *Regulatory Agreement Term:* Match the term to make the two earlier loans co-terminus with the Regulatory Agreement for the *2021 Emergency Rehabilitation Loan* with a term ending May 7, 2079.

SBNDC has been working on strategies to increase rental income and improve cash flow at Lorin Station, including the possibility of securing Section 8 rental assistance. They are currently in discussions with the Berkeley Housing Authority and their HUD representative and are exploring their options for receiving financial assistance. Staff will continue to monitor their progress.

Addison Court Housing Cooperative

Addison Court Housing Cooperative (ACHC) is a limited equity cooperative located at 1135–1139 Addison Street in West Berkeley. The development consists of ten one-bedroom units in two single-story buildings constructed in 1909 and is owned by the Addison Court Housing Cooperative (the Cooperative). ACHC is self-managed by the cooperative's resident members, who operate the property through democratic governance.

The property was acquired in 1996 with support from the Northern California Land Trust (NCLT), which holds title to the land and leases it to ACHC under a 99-year ground lease. Rehabilitation of the property was completed in 1998 and was formally transferred to Addison Court Housing Cooperative. ACHC residents continue to own a share in the cooperative, which allows them to reside in the development as members.

Since the project's inception in 1998, the property has provided a valued source of resident-managed affordable housing. The project provides affordable housing to very low- and low-income residents. According to the regulatory agreement, four units are restricted at 50% AMI, four units at 60% AMI, and two units at 80% AMI. The most recent occupancy data shows the majority of ACHC household have incomes below 60% AMI, and monthly carrying charges (equivalent to rent) range from \$911 to \$1,354. ACHC increases these charges annually by the greater of the Berkeley Rent Board's Annual General Adjustment or 2%.

*HTF Loan Modification Requests
September 4, 2025*

In 1996, the City provided a \$200,000 HTF loan for acquisition and rehabilitation. The loan carries a 6% simple interest rate and is structured with residual receipts repayment. Per the terms of the Development Loan Agreement, the City approved the transfer and forgiveness of \$50,000 of the principal amount of the loan when NCLT transferred ownership of the improvements to ACHC in 1998. As of April 2025, the outstanding principal remains at \$150,000, and the accrued interest totals approximately \$216,657. Since 1996, ACHC has been consistent with making annual payments on the City's residual receipts loan, all of which has been applied to interest. A total of approximately \$40k have been paid to date. The loan matures October 31, 2026.

ACHC submitted a business plan demonstrating their financial strategy for building reserves and addressing critical capital needs. Their estimates are based on recommendations documented in a 2022 Capital Needs Assessment (CNA) Replacement Reserves Report completed by a 3rd party contractor.

Highlights from their business plan include the following milestones for the next five years include the following: a. Routine maintenance, including annual inspections and preventative maintenance, establishing efficient resident reporting system for maintenance issues, prioritization of projects by Maintenance Committee; b. Roof Replacement and Sewer Replacement; and c. Electrification Project, or transition to all electric systems to reduce carbon foot print and increase energy efficiency.

In addition to the items highlighted in the previous paragraph, the CNA also identifies \$107k in façade and interior upgrades. Altogether, ACHC anticipates \$260k in capital improvement costs between 2025-2030.

ACHC has applied for state and federal grants and is seeking a property tax welfare exemption. ACHC maintains a reserve goal of \$45,000 annually and anticipates becoming debt-free, aside from the City loan, by 2044.

ACHC's cash flow remains tight, and no significant surplus cash is expected for loan repayment without compromising reserve contributions or necessary repairs. The resident-managed structure adds complexity to income qualifications and property oversight, but ACHC continues to meet affordability targets and maintain affordability for extremely low-income households.

ACHC requested a loan modification to:

- Reduce the interest rate from 6% to 0%, or 3% if the 0% is not feasible;
- Forgive the accrued interest to date; and
- Extend the loan maturity by 55 years.

HTF Loan Modification Requests
September 4, 2025

To remain consistent with current HTF Guidelines, staff recommends reducing the interest rate from 6% to 3% and extending the loan term by 55 years. Payments of interest and principal will be due on an annual basis from excess cash flow from operations after payment of operating costs, senior debt and reserves. Annually, the City will review proposed deposits to replacement reserves for capitalized improvements and will review net cash flow to determine the loan payment owed to the City for that year. The accrued interest to date in the amount of \$216,657, would not be forgiven and would not accrue at the new interest rate of 3%. The amount of the previously accrued interest under the old interest rate would be due and payable at the new maturity date of 11/1/2080.

Staff Recommendation: Approve ACHC's request to restructure the HTF loan with the following terms.

- a. *New Loan Principal:* The principal amount remains the same at \$150,000.
- b. *New Interest Rate:* 3% simple interest, consistent with current HTF Guidelines
- c. *Repayment:* Annual payment of principal and interest is based on 50% of Residual Receipts as defined in the Development Loan Agreement (Payment is due only if surplus cash is available at the end of the fiscal year)
- d. *Accrued Interest Under the Original Loan:* The accrued interest to date in the amount of \$216,657 is still owed to the City but will not accrue at the new interest rate of 3%. The original principal amount of \$150,000 will accrue at 3% from the effective date of the loan amendment.
- e. *Loan Maturity Date:* 55 years from the Effective Date of the Loan Amendment, 11/1/2080 (Original Loan Maturity Date is October 31, 2026)
- f. *Regulatory Agreement Term:* Extend term to match loan maturity, 11/1/2080

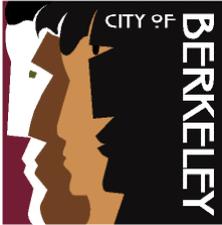
HTF LOAN MODIFICATION REQUEST
City Staff Recommendations
Updated: 07-01-2025

Hearst Street Apartments, 1133-1139 Hearst Street	Total Units: 31 (27 rent-restricted) plus 1 Mgr Unit		Affordability: 60% AMI
Owner: Resources for Community Development			
Loan Term	Current	Proposed	Reason for Staff Recommendation
Principal Amount	\$916,000	Same	No Addtl Funds Requested, Original Loan Executed 8/31/1994
Accrued Interest to Date	\$1,638,601	-----	Accrued Interest to Date is still owed but will not accrue at new interest rate of 3%
Interest Rate	6%	3%	Consistent with current HTF Guidelines
Loan Maturity	8/30/2024	8/30/2029	Requested 5 year extension, will re-evaluate project financing at end of 5-year extension
Regulatory Agreement Term	55 years, or 9/20/2049	Same	No Change

Lorin Station, 3253-3269 Adeline Street	Total Units: 14 (10 rent-restricted)		Affordability: 50% AMI
Owner: South Berkeley Neighborhood Development Corp			
Loan Term	Current	Proposed	Reason for Staff Recommendation
Loan 1, Principal Amount	\$177,375	\$1,230,117	Combined Principal Amount of all 3 SBNDL loans, accruing at 0% simple interest. Original \$177k Loan Executed 10/30/1989. No additional funds requested
Accrued Interest	\$377,211	-----	Amount as of 4/3/25, Roll into New Loan at 0% interest
Loan #1 Maturity	10/30/2029	5/7/2079	Coterminus w/ 2021 Emergency Rehab Loan
Interest Rate	6%	0%	Consistent with original intent of loan
Regulatory Agreement Term	55 years, or 9/20/2049	5/7/2079	Coterminus w/ Emergency Rehab Loan
Loan 2, Principal Amount	\$322,000	\$1,230,117	Combined Principal of all 3 SBNDL loans, accruing at 0% simple interest. Original \$322k Loan Executed 12/31/1991.
Accrued Interest	\$642,853	-----	Amount as of 4/3/25, Roll into New Loan at 0% interest
Loan #2 Maturity	12/31/2021	5/7/2079	Coterminus w/ 2021 Emergency Rehab Loan

Interest Rate	6%	0%	Consistent with original intent of loan
Regulatory Agreement Term	55 years, or 9/20/2049	5/7/2079	Coterminus w/ 2021 Emergency Rehab Loan
Loan 3, Principal Amount	\$730,742	\$1,230,117	Combined Principal of all 3 SBNDL loans, accruing at 0% simple interest. Original Loan Executed, 5/1/2021.
Accrued Interest	0%	-----	2/9/2021: City Council approved 0% interest, 50% residual receipts payment
Loan #3 Maturity	5/1/2076	5/7/2079	Correction to Maturity Date per DLA terms, 55 yrs from Completion Date
Regulatory Agreement Term	5/1/2076	5/7/2079	Correction to Maturity Date per DLA terms, 55 yrs from Completion Date
Total Principal Amount (New Loan)		\$1,230,117	Principal Amount of loans #1, 2 and 3

Addison Court Housing Cooperative, 1135 Addison Street	Total Units: 10 cooperative units		Affordability: 50-80% AMI
Owner: Addison Court Housing Cooperative			
Loan Term	Current	Proposed	Reason for Staff Recommendation
Principal Amount	\$150,000	Same	No Addtl Funds Requested, Original Loan Executed 11/1/1996
Accrued Interest	\$216,387	-----	Accrued Interest to Date is still owed but will not accrue at new interest rate of 3%
Interest Rate	6%	3%	Consistent with current HTF Guidelines
Loan Maturity	10/31/2026	11/1/2080, or 55 years from the Effective Date of the Agreement	Consistent with Current HTF Guidelines
Regulatory Agreement Term	11/1/2051	11/1/2080, or 55 years from the Effective Date of the Agreement	Consistent with Current HTF Guidelines



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Kat Larrowe, Community Service Specialist III

Date: August 4, 2025

Subject: **Public Hearing on City of Berkeley's Draft Consolidated Annual Performance and Evaluation Report for Federal Program Year 2024 (July 2024 through June 2025)**

Beginning Friday, August 22, 2025, the HAC and public are able to review and comment on the City's Draft PY24 Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024 (July 1, 2024 to June 30, 2025). The draft CAPER will be available for public review on the City's website at:
<https://berkeleyca.gov/community-recreation/community-services/hud-planning-performance-reports>

The CAPER is a report required by the U.S. Department of Housing and Urban Development (HUD) which tells HUD and the public how the City spent its federal funds in the prior year. The City must complete the CAPER and submit it to HUD no later than 90 days after the program year ends, including City responses to all written public comments. The HAC's review of the Draft CAPER is part of the City's Citizen Participation Process. Written comments must be received by no later than Wednesday, September 10, 2025 at 11:59p.m. and can be submitted to klarrowe@berkeleyca.gov. Members or the public and the HAC can also provide comment on the draft CAPER at the HAC's September 4th meeting during an agenized public hearing.

While staff make every effort to have as much of the information be as complete and accurate as possible for the draft CAPER, some areas remain unfinished in the current version. The draft CAPER indicates specific areas that are still in draft form. For example, some details on expenditures in PY24 remain incomplete until mid-September (after the draft CAPER has been published) when the City makes the final draw to HUD. Please also note that data, expenditures and/or other information may be added/edited/removed from the current draft.

FY 2025-26 HAC WORK PLAN

Mission Statement:

The Housing Advisory Commission:

- Advises the City Council on housing matters, including affordable housing programs and policies and Community Development Block Grant (CDBG) and Emergency Services Grant (ESG) programs and their funding allocations;
- Recommends to the City Council Housing Trust Fund (HTF) allocations;
- Serves as the oversight body for Measure O, the \$135 million General Obligation bond to fund development of affordable housing; and
- Reviews and makes recommendations on items referred by the City Council, HAC members, or other commissions.

In addition, as necessary, the HAC:

- Hears matters regarding abatement of substandard buildings pursuant to Chapter 19.40; and
- Serves as the appeals board for relocation and correction of code violations as provided in Chapter 19.40.

When advising the City Council, the HAC is committed to addressing past and present racial and social inequities in housing and other community development service delivery and approaching its recommendations through a social justice and tenant-centered lens.

Goal:

Recommend affordable housing and community development programs and policies that further social justice and address systemic racism, classism, and inequity in the city of Berkeley as outlined in HAC's FY 2025-26 work plan.

FY 2025-26 Work Plan Activities:

- Convene year-round subcommittees to work with staff on proposed HTF allocations and CDBG-funded public facilities improvements and make funding recommendations to the full HAC.
- Continue working with the Civic Arts Commission, via a joint subcommittee, regarding proposed artist housing initiatives and advocate for approval and implementation by City Council.
- Continue to be informed about CDBG-funded agencies and programs.
- Remain informed of and take action on any fiscal or budgetary impacts resulting from federal funding changes to funding streams that are the jurisdiction of the commission.
- Increase opportunities for more direct participation, including ensuring hybrid meeting access, with community members and groups to gather input to be included in decision-making and recommendations.

- Review and make recommendations to City Council regarding various affordable housing policies including updates on passed policies changes such as the Housing Preference Program implementation.
- Seek information via presentations, subcommittee work, etc. about Citywide initiatives that impact affordable housing preservation and development and make recommendations to City Council as appropriate. Initiatives include proposed and passed amendments to the demolition ordinance, the San Pablo Avenue Specific Plan, Middle Housing Ordinance and other policies that have been passed or are being considered by council.
- Continue to study, develop and support the recommendations from the Social Housing Report.

Outcomes:

- Social housing recommendations implemented.
- HTF monies pledged to affordable housing projects serving families and housing-insecure households.
- CDBG-funded public facilities in support of non-profits maintained and rehabilitated.
- Proposed initiatives to promote affordable artist housing to retain and build the city's cultural infrastructure passed.
- A more efficient and effective CDBG-funded affordable housing preservation strategy that maximizes services that allow people to stay in their homes and thrive.
- Outcomes that are reflective of the community's actual needs and concerns through increased consideration and inclusion of community voices.
- The city of Berkeley increases its supply of affordable housing and preserves present affordable housing stock.

Housing Advisory Commission

To: Housing Advisory Commission

Submitted by: Social Housing Study Review Committee, Commissioners David Shere,
Alfred Twu, Karen Haycox

Subject: HAC Input and Recommendations on Berkeley Social Housing Study

RECOMMENDATION

The ad hoc subcommittee on the Draft Social Housing Study recommends that the Housing Advisory Commission send the attached memorandum to the City Council as an information item to inform their work as they review the draft study.

BACKGROUND

Berkeley's social housing initiative began with Councilmember Terry Taplin's November 2021 resolution recognizing housing as a human right. The city issued an RFP in April 2023 for a consultant to study and analyze social housing models and conduct market feasibility analysis.

On June 5, 2025, the consultants presented their draft findings to the Housing Advisory Commission. Following the presentation, a small committee of HAC assembled to provide observations and recommendations to the Council in the form of this report, as they move forward in their consideration of this important work.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects or opportunities associated with the subject of this report.

RATIONALE FOR RECOMMENDATION

The Housing Advisory Commission advises the City Council on a wide range of housing-related matters. In particular HAC advises the Council in determining how affordable housing funds are spent across multiple programs, and contributes to policy development for affordable housing in general.

HAC may have a meaningful role in developing and overseeing new social housing initiatives or the integration of social housing principles into the city's existing policy framework. Therefore the ad hoc committee developed the attached memorandum for consideration by the full commission to provide the Commission's perspective and to support Council's upcoming work as it reviews the draft study.

Attachments:

HAC Input and Recommendations on Berkeley Social Housing Study

1: Draft Memorandum: HAC Input and Recommendations on Berkeley Social Housing Study

2: Sub-Committee Annotated Consultant's Presentation of June 5, 2025

Housing Advisory Commission

DRAFT

MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: The Housing Advisory Commission

Date: September 4, 2025

Subject: HAC Input and Recommendations on Berkeley Social Housing Study

BACKGROUND

Berkeley's social housing initiative began with Councilmember Terry Taplin's November 2021 resolution recognizing housing as a human right. The city issued an RFP in April 2023 for a consultant to study and analyze social housing models and conduct market feasibility analysis.

On June 5, 2025, the consultants presented their draft findings to the Housing Advisory Commission. The Commission subsequently developed this brief memorandum as a companion to the study, to inform the Council's review of the study and consideration of next steps.

KEY OBSERVATIONS

Strategic State Alignment: Berkeley's social housing exploration strategically aligns with unprecedented state momentum. Recent initiatives include AB 11 establishing a California Housing Authority framework (passed Assembly June 2025), AB 590 proposing a \$950M bond for November 2026, and 2023's SB 555, which required HCD to study social housing. With Berkeley taking its own initiative, the city can position itself as an early adopter accessing dedicated state financing and technical resources. The HCD/Terner study is expected to be available in 2026.

Montgomery County Focus: The Housing Opportunities Commission in Montgomery County, Maryland (described in the consultant's report) provides the most relevant model for Berkeley, operating under similar financial and legal frameworks. Note however that while the European models presented would require adaptation, on a per-capita basis Vienna's annual spending would work out to approximately \$27 million per year¹. For context the Measure FF parcel tax raises ~\$15 million/year.

Berkeley's Proven Track Record: The study shows Berkeley has significantly outperformed regional averages in affordable housing production. While cost-burdened renters increased 34% regionwide between 2000 and 2020, Berkeley saw only 5% growth. Berkeley also achieved 59% of its Very Low-Income housing targets over three RHNA cycles, compared to

¹ The population of Vienna, Austria is approximately 2 million. At \$440 million per year that comes to \$220 per person per year. The population of Berkeley is approximately 120,000, which comes out to \$26.4 million.

33% county-wide. The city should celebrate these successes.

Social Housing as Framework: Berkeley should consider adopting social housing principles as the overarching framework for all affordable housing strategies, positioning social housing *not as one program among many, but as the philosophical foundation underlying the city's entire affordable housing ecosystem.*

RECOMMENDED NEXT STEPS

1. **Reframe Existing Programs:** Find ways to apply social housing principles—permanent affordability, community control, mixed-income integration, and public/nonprofit ownership—to existing and future programs including inclusionary housing, Housing Trust Fund investments, and BMR units.
2. **Develop Tenant Governance Framework:** Pursue meaningful tenant representation in governance structures and transparent management practices across Berkeley's affordable housing portfolio. This approach could help address ongoing issues with property management at nonprofit buildings while aligning with social housing principles.
3. **Diversified Funding Strategy:** Lay groundwork for a 2028 bond measure to succeed Measure O while maximizing state and regional funding sources including CalHFA MIP and SF HAF BAHIF programs. Explore other potential sources of financing.
4. **Cost Containment Focus:** Implement systematic approaches to control development and operational costs. Consider how to clear regulatory hurdles to streamline timelines for mixed-income projects and conduct an expansive site inventory.
5. **Set Realistic Targets:** Focus on practical, achievable steps that build program credibility over time. Successful demonstration projects will generate community support more effectively than overly ambitious plans. Council should establish thoughtful, achievable targets that allow the program to build momentum and community confidence.

Additional:

The City of Berkeley should consider developing an affordable homeownership pilot under an acquisition/rehab model, and consider how applying a preference policy can advance our equity goals. With a public subsidy of \$150,000 to \$250,000 per unit, an ownership model through acquisition/rehab can create long-term affordable housing for less than the average local subsidy for traditional affordable housing.

The report describes Berkeley's generational loss of Black households, and says that "for Black owner households, the loss was greatest in the 30-50% income band."

There is a potential for synergy between an ownership/acquisition/rehab model and Berkeley's Preference Policy, which includes an affordable housing preference for individuals displaced from Berkeley due to foreclosure since 2005. Under an aligned program structure, this policy could redress some of that displacement.

Berkeley Social Housing Study

HAC Meeting
June 5, 2025

The Housing Workshop
Urban Math



What is Social Housing?



- Owned by public agencies or other mission-driven organizations and permanently protected from transfer to for-profit entities
- Permanently affordable and protected from market speculation
- Serves a range of incomes, reflecting the right to housing for all
- Protects tenants' rights, offers meaningful tenant governance, and supports long-term resident stability

What is Affordable Housing?

Step 1: Household Income

- Based on calculations by county
- Varies by household size
- A 2-person household was considered Low Income if earning up to almost \$97,000

Step 2: Convert Household to Unit Size & Max Rent

- Unit size = one bedroom less than # of people
- Assumes 30% of income for rent + utilities

2024 Income Limits for 2-Person Household



2024 Max Rent for 1-Bedroom Unit



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Notes:

- The maximum rent in the Low Income category is about the same as a market rate unit. That calls into question the social value of units priced for 80% of AMI.

Critical Housing Issues

1. Severe Rent Burdens

- Over 6,000 renter households earning less than 30% AMI were rent burdened in 2020

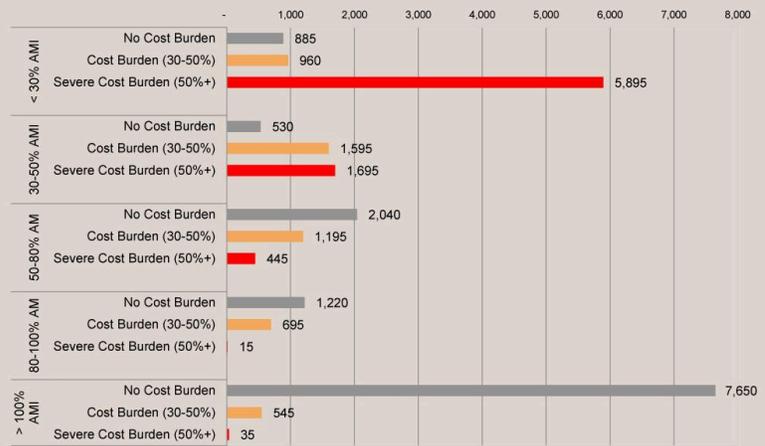
2. Unhoused People

- The 2024 Point-in-Time count of both sheltered and unsheltered people in Berkeley = 844

3. Loss of Black Households

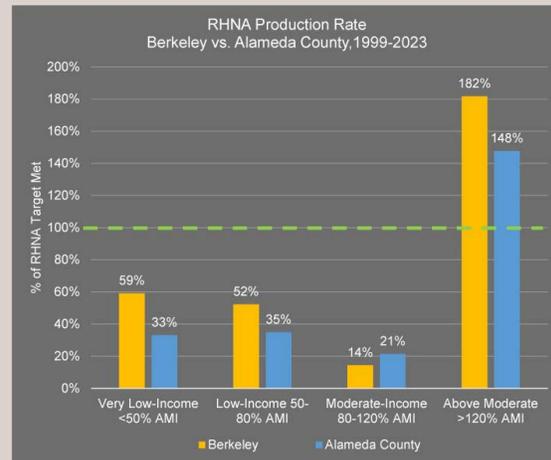
- Between 2000 - 2020, Berkeley lost almost 40% of its Black population
- Homeownership rates dropped from 40% in 2020, to just 32% in 2020

Cost Burden for Berkeley's Renter Households (2020)



Current Housing Delivery: Some Successes...

- **Berkeley has achieved important successes**
 - Historic investment in affordable housing
 - New affordable housing has reached RHNA goals more closely than Alameda County
 - Especially for VLI and LI households
 - Also strong market-rate production
- **These set the stage for moving forward towards social housing goals**



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Notes:

- These numbers represent a real success for the City of Berkeley
- Similarly, the report notes that between 2000 and 2020, the number of cost-burdened VLI renter households rose by 34% in the Bay Area and 22% in Alameda County, but only by 5% in Berkeley.
- The city should work to make sure that voters know their investments have paid off, which may make them more amenable to additional investments in the future.

Current Housing Delivery: ...and Some Challenges

- **Low Income Housing Tax Credits (LIHTC) challenges**
 - Serves narrow income band
 - Limited availability compared to need
 - Expensive and hard to implement
- **Inclusionary production is market-dependent**
- **Rent controlled units go to market rate when new tenant moves in**
- **Homeownership out of reach for many**

Maudelle Miller Shirek: 9,700 applicants for 87 units



Notes:

- Inclusionary production is market-dependent, but from a certain vantage point we get it for free. The city should think about successful statewide programs like the State Density Bonus, and how we might mimic that success with local programs that market rate developers can take advantage of that help us reach our Social Housing goals.

Case Studies

	Vienna	Denmark	Housing Opportunities Commission (MD)	Berkeley
				
Publicly or mission-driven owned	Mix of municipal government and non-profit owned (LPHAs)	Mostly non-profit owned	Mix of HOC / non-profit owned	Mostly non-profit owned
Protected from transfer to for-profit entities	Cannot be sold at market prices or used to generate profits for shareholders	Cannot be sold to for-profit entities, except in rare cases	HOC prioritizes long-term affordability but can transfer to for-profits	LIHTC lacks permanent protections; inclusionary is permanently affordable; CLTs offer long-term protections
Permanently affordable and protected from market speculation	Permanently affordable; cost-rent principle with no profit allowed.	Permanently affordable; cost-rent principle with no profit allowed.	Affordability term limited based on regulatory agreements	Affordability term limited, based on regulatory agreements; inclusionary units are affordable in perpetuity
Inclusive of a broad income range	0-180%	No income limits	Varies based on the funding source	Varies based on the funding source
Tenant governance	Tenant input available	Tenant governance and participatory budgeting	Tenant input available	Tenant input available
Resident stability	Rent transparency, security of tenure, transfer rights, protections against unjust evictions	Rent transparency, right to form unions, security of tenure, protections against unjust evictions	Rent stabilization, right of first refusal to purchase, rights to form tenant unions	Rent stabilization, just cause protections, right to form unions (Measure BBB), notification rights

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Case Studies

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Notes:

- The Housing Opportunities Commission in Montgomery County, Maryland, is most similar to what a Berkeley social housing program might look like. The European examples exist in a much different national funding context.

Summary of Case Studies

European Hallmarks:

- Public and non-profit ownership can work
- Scale matters: social housing accounts for a 20-43% of the housing stock
- Sustained public funding
- Revolving funds: Denmark and HOC
- Cost containment is a central production strategy
- Demand-side supports matter
- Tenant governance in Denmark
- Human-centered approach: housing as a universal need

HOC in MD:

- Adapts to US financing structures to create mixed-income, cross-subsidized projects

Emerging US Initiatives:

- CA SB 555, State of Rhode Island, Seattle, San Francisco, Chicago



Social Housing in Berkeley: Acquisition / Rehab

Before



After



1626 and 1654 Dwight Way: current pictures and proposed rehab renderings

- **Lower cost and faster unit delivery**

- Costs \$470K/unit vs. \$725K/unit for new construction
- Delivers units faster and engages smaller nonprofits (CLTs)
- Opportunities in newer buildings at scale (BRDIGE @ Avalon)
- Ownership conversions reduce subsidy needs: \$150K-\$250K/unit

- **Funding limitations**

- Lacks dedicated state/federal sources → higher local subsidy
- Explore scattered site LIHTC packaging

- **Report recommends expanding Small Sites program and conducting pilot ownership project**

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Notes:

- It is much cheaper to buy older buildings than to build new ones.
- While the example used looked at a mid-20th century rent stabilized building with a couple dozen units, recently, Bridge Housing bought a 11-year-old apartment building (formerly Avalon Berkeley) at a cost of around \$300,000 a unit, and are increasing the number of affordable units in it from 14 units to 71 units out of 94 total. They did not need any local subsidy beyond a property tax exemption for the affordable units in order to do this.

Social Housing in Berkeley: New Construction



2655 Shattuck Ave is located within the Adeline Corridor Specific Plan

- **Higher cost but adds to net housing inventory**
 - Current economic conditions limit cross-subsidy from market rate units
- **New rental construction has several funding paths to reduce local subsidy**
 - MIP + LIHTC
- **Enhanced financing can lower subsidy needs**
 - Low-cost land
 - Low interest-rate financing
 - Other potential sources (BAHFA, HAF, local HOC)
- **Report recommends using low-cost land and MIP program to pilot a new construction social housing project**

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Notes:

- Due to high construction and financing costs, some public subsidy would be needed to provide a higher percentage of affordable housing vs. 20% that private projects are required.

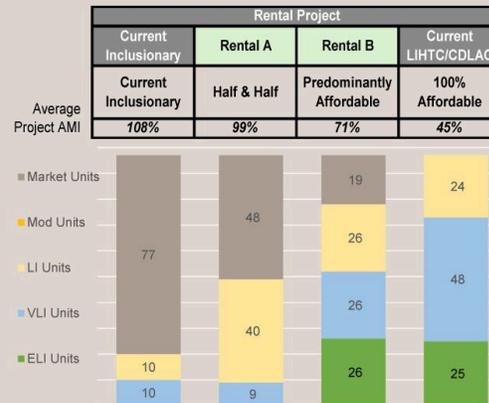
Evaluating Financing Options for New Construction

Rental Option A (HOC-Inspired)

- Use public subsidy to fill in for private equity
- More market-rate units → cross subsidization → least public subsidy compared to other options

Rental Option B (Vienna-Inspired)

- More even distribution across income bands
- More affordable units → higher public subsidy need



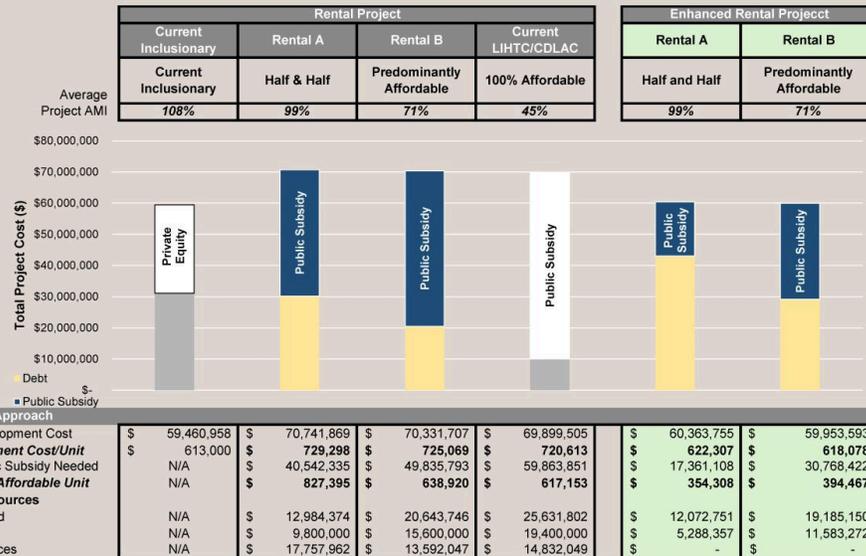
12

Notes:

- The city should lean heavily into a structure like Option A. If Berkeley wants a Social Housing program to be long-term sustainable, council and staff need to think about what programs will look like after 20 or 30 years of operation. Option A results in paid off construction loans and buildings that are cashflow positive, providing resources that can be reinvested.

Impact of Enhanced Financing

Enhanced financing assumes cost reductions (e.g. free public land, lowering construction costs by 9%) and reducing permanent loan from 6% to 3%



Notes:

- The city can reduce financing costs by issuing tax-exempt bonds, which have a lower interest rate than regular loans. Effectively this lets the rest of the country/state subsidize Berkeley's social housing, as taxpayers who buy these bonds and get tax savings may be located in other cities.
- Ownership social housing can further lower costs to Berkeley, as mortgages are essentially federally subsidized through the mortgage interest deduction. The homeowner also brings some money in the form of their down payment.

Recommendation 1: Short-Term Actions (1-3 Years)

A. Strengthen Local Partnerships

1. Convene nonprofit + CLTs
2. Partner with at-scale nonprofits to convert market-rate buildings into affordable housing
3. Deepen investments in local CLTs
4. Continue working with BHA to align efforts

B. Promote Tenant Voice and Transparency

1. Pilot tenant governance + launch rent transparency pilots

C. Improve Delivery Methods and Contain Costs

1. Prioritize cost-efficiency (e.g. modular, compact units)

D. Launch Social Housing Pilots

1. Issue NOFA using CalHFA's MIP or SF HAF's BAHIF financing
2. Pilot an affordable ownership using acquisition-rehab
3. Actively engage with the state's SB 555 study to position Berkeley for future funding

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Notes:

- Besides adhering to the principles of social housing, promoting tenant voice and transparency could help address some of the issues Berkeley has seen with the property managers at nonprofit buildings.
- When convening nonprofits and CLTs, the city should begin the conversation about wait list coordination
- The city should prioritize the affordable ownership pilot, since that has the greatest possibility of scaling. The city should also consider how a preference policy placing people displaced due to foreclosure at the front of the line can advance our social equity goals.

Recommendation 2: Affordable Housing Strategic Plan

A. Set long-term policy goals(define income targets, tenure, tenant engagement goals, social housing target)

B. Clarify the City's role in housing development + ownership

C. Formulate a funding strategy

1. Identify ongoing local funding + explore HOC model

D. Establish formal cost containment standards

1. Conduct public sites inventory
2. Consider publicly-funded infrastructure strategies (e.g., EIFD)

E. Identify strategies to permanently decommodify housing

F. Formalize tenant governance structures

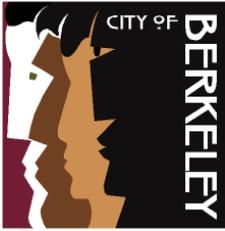
G. Design a human-centered housing system



Notes:

- Another advantage of ownership social housing is greater resident security and rights. There have been and continue to be issues with tenants in nonprofit affordable housing dealing with the same problems that occur in private housing due to the nonprofits using the same for-profit property management companies.
- The report recommends working with local nonprofits, CLTs, the Berkeley Housing Authority, and tenant groups over the next 3 years to do a pilot project. There are state/regional funding sources such as CalHFA MIP or SF HAF BAHIF funding that could also be used.
- To plan for the longer term, the social housing plan should set the long term policy goals and then create the funding, governance, and cost reduction structure.
- Council and staff should focus on practical, achievable steps that build program credibility and capacity over time. Successful demonstration projects will generate community support for program expansion more effectively than aspirational plans that remain unfulfilled. The city should avoid setting ambitious targets that are unlikely to be met.

Q&A



City Clerk Department

August 21, 2025

To: Commission Secretaries
From: Mark Numainville, City Clerk
Subject: Commission Low-Income Stipend Update

On March 9, 2021, the City Council adopted Resolution No. 69,739-N.S., stating that eligible members are authorized to receive \$100 for each official meeting attended, not to exceed four meetings each month, and reimbursement of actual eligible expenses incurred. The new stipend rate went into effect on July 1, 2021.

Resolution No. 69,739-N.S. also stipulated that the \$100 stipend amount should be adjusted annually according to the Bay Area Consumer Price Index (CPI). In 2024, the stipend amount was adjusted to \$113. According to the [2025 Bay Area Consumer Price Index chart](#), **the 2025 stipend has increased to the amount of \$115.00 per meeting.** As per 2025 State Income Limits, the annual income threshold for a 3-person household at 50% AMI in Alameda County is **\$71,950.**

Please share this memorandum with your commissioners and the individual in your department/division who is responsible for processing the stipend payments in ERMA.

If you have any questions, please do not hesitate to contact the City Clerk Department at (510) 981-6908 or email commission@berkeleyca.gov.

Attachments:

1. A.R. 3.2
2. Resolution No. 69,739-N.S.

cc: Finance Department