



Housing Advisory Commission

<b>Regular Meeting</b> <b>Thursday, June 4, 2026</b> <b>7:00 pm</b>	<b>South Berkeley Senior Center</b> 2939 Ellis Street  Snow Zhu, Secretary HAC@berkeleyca.gov
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**This meeting will be conducted in a hybrid model with both in-person and virtual attendance.** Attend this meeting remotely using Zoom: <https://cityofberkeley-info.zoomgov.com/j/1611379152>. To request to speak, use the “raise hand” function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 161 137 9152**. To provide public comment, Press \*9 and wait to be recognized by the Chair. To submit a written communication for the public record, email [HAC@berkeleyca.gov](mailto:HAC@berkeleyca.gov).

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. Questions regarding this matter may be addressed to [HAC@berkeleyca.gov](mailto: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.**

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**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.

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1. **Roll Call**
2. **Land Acknowledgment** (Attachment 1)
3. **Agenda Approval**
4. **Public Comment**
5. **Approval of May 7, 2026 Regular Meeting Minutes** (Attachment 2)
6. **Discussion and Possible Action on Measure U1 Fund Projections for Fiscal Years 2027 and 2028** –Margot Ernst, HHCS (Attachment 3)

7. **Receive Presentation on Measure O Bond Impacts on Affordable Housing Development in Berkeley** – Kelly deWolfe, HHCS (Attachment 4)
8. **Discussion and Potential Action to Recommend a Contract Amendment for Building Opportunities for Self-Sufficiency's (BOSS) Community Development Block Grant (CDBG) Public Facility Improvement Project** – Kat Larrowe and Jiro Arase, HHCS (Attachment 5)
9. **Discussion and Possible Action on Small Sites Budget Recommendation** – Commissioner Haycox and Commissioner Simon-Weisberg (Attachment 6)
10. **Discussion and Possible Action: Appoint Subcommittees** – All
  - a. Housing Trust Fund Subcommittee
  - b. Public Facilities Improvements Subcommittee
11. **Discussion and Possible Action: Commission Work Plan** (Attachments 7 and 8) – All
12. **Update on Council Items (Future Dates Subject to Change)**
13. **Announcements/Information Items**
14. **Future Items**
15. **Adjourn**

#### Attachments

1. Land Acknowledgment
2. Draft May 7, 2026 Regular Meeting Minutes
3. Margot Ernst, HHCS, Measure U1 Projections for Fiscal Years 2027 and 2028
4. Kelly deWolfe, HHCS, Measure O Impacts on Affordable Housing Development in Berkeley
5. Kat Larrowe and Jiro Arase, HHCS, Contract Amendment for Building Opportunities for Self-Sufficiency's (BOSS) Community Development Block Grant (CDBG) Public Facility Improvement Project
6. Commissioner Haycox, District 5, and Commissioner Simon-Weisberg, Mayor's Office, Recommendation to Preserve Small Sites Program Funding in the FY26-FY27 Budget
7. Commission Work Plans
8. Fiscal Year 2025-26 Commission Work Plan

#### **Notices**

##### Notice of Public Record

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 relevant board, commission, or committee. 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 of the relevant board, commission, or committee for further information.

Any writings or documents provided to a majority of the commission regarding any item on this agenda will be made available for public inspection at Health, Housing, and Community Services located at 2180 Milvia Street, Berkeley, CA 94704.



Communication Access Information

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at [ada@berkeleyca.gov](mailto:ada@berkeleyca.gov), (510) 981-6418 (V), or (510) 981-6347 (TDD) at least three business days before the meeting date. Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

Certification of Public Posting

I hereby certify that the agenda for this meeting of the Berkeley City Commission was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on May 28<sup>th</sup>, 2026.

A handwritten signature in black ink, appearing to read 'Snow Zhu', written in a cursive style.

Snow Zhu, Secretary

## 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

HAC  
06/04/2026  
Attachment 2

<p><b>Regular Meeting</b>  <b>Thursday, May 7, 2026</b>  <b>7:05 pm</b></p>	<p><b>South Berkeley Senior Center</b>  2939 Ellis Street</p> <p>Mike Uberti, Secretary  HAC@berkeleyca.gov</p>
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### 1. Roll Call

2. Present: Sarah Bell, Syrak Micael, Debbie Potter, David Shere, Leah Simon-Weisberg (arrived 7:12), Alfred Twu, and Sean Vaughn Scott.

Absent: Karen Haycox (excused) and Rebecca Mirvish (excused).

Staff Present: Asavari Devadiga, Mike Uberti, and Jenny Wyant

Commissioners in attendance: 7 of 7

Members of the public: 7

Public Speakers: 3

### 3. Land Acknowledgement

### 4. Agenda Approval

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

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

### 5. Public Comment

There were zero speakers during public comment.

### 6. Approval of April 9, 2026 Regular Meeting Minutes.

Action: M/S/C (Potter/Micael) to approve the April 9, 2026 Regular Meeting minutes.

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

**7. Discussion and Potential Action to Recommend a Condominium Conversion Ordinance Update for the Affordable Housing Mitigation Fee Nexus Formula and Owner-Occupant Qualification**

Action: M/S/C (Simon-Weisberg/Potter) recommend the City Council adopt the staff recommendation to update the affordable housing nexus fee with the proposed affordability gap formula with following amendments:

- The formula will use a five-year average of the converting unit's rent for the formula's rent input; and
- The formula will use a five-year average for Area Median Income categories when establishing a fee scale by Area Median Income.

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

Action: M/S/F (Simon-Weisberg/Twu) to recommend the City Council maintain the June 30, 2010 cut-off date for the owner-occupant fee reduction.

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

Action: M/S/C (Shere/Potter) to recommend the City Council remove the June 30, 2010 cut-off date for the owner-occupant fee reduction and lengthen the minimum residency requirement for owner-occupants to qualify to eight years.

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

**8. Discussion and Possible to Recommend 2026 Capacity Building Request for Proposals Funding Recommendations**

Public Speakers: 3

Action: M/S/C (Simon-Weisberg/Micael) to recommend that the City Council:

1. Approve a capacity building contract with Bay Area Community Land Trust for Fiscal Years 2027 and 2028 for \$200,000 per fiscal year, subject to approval in the budget process; and
2. Authorize the City Manager or designee to execute all original or amended documents or agreements to effectuate this action.

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

7. **Receive Presentation on People's Park Affordable Housing Development Update**
8. **Discussion and Potential Action on 2026 Legislative Priorities Memo**
9. **Update on Council Items (Future Dates Subject to Change)**
10. **Announcements/Information Items**
11. **Future Items**
12. **Adjourn**

Action: M/S/C (Twu/Potter) to adjourn at 9:53 pm.

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

Approved:

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Mike Uberti, Secretary



Health, Housing, and  
Community Services Department  
**Housing & Community Services Division**

HAC  
06/04/2026  
Attachment 3

## MEMORANDUM

To: Housing Advisory Commission  
From: Margot Ernst, Manager, Housing & Community Services Division  
Date: June 4, 2026  
Subject: Measure U1 Projections for FY2027 and FY2028

### Recommendation

The Housing Advisory Commission (HAC) recommends that City Council allocate Measure U1 revenue for FY2027 and FY2028 as detailed in Table 1 in this report.

### Current Situation and Its Effects

The attached U1 forecast and City Manager's proposed FY2027 and 2028 funding plan will be presented to Council at their June 23, 2026 meeting as part of the proposed FY2027/FY2028 budget. The Housing Advisory Commission can support the proposed allocations or propose an alternative in writing to the Budget and Finance Committee.

In FY2027, Measure U1 is projected to have a starting fund balance of \$6.1M and generate \$6.6M in revenue over the course of the fiscal year, for a total of \$12.7M. The proposed allocations would support the following:

- **City Personnel - \$2.1M:** U1 funds staffing for oversight and implementation of the City's Housing Trust Fund program, Small Sites Program, housing policy, and asset management. A portion of this funding is budgeted for the Finance Department to support revenue development positions and for professional services.
- **Housing Trust Fund Projects- \$5M:** This represents funding reservations previously allocated to the Housing Trust Fund and reserved for specific affordable housing projects by the Housing Advisory Commission and City Council.. Community Housing Development Corporation, the developers of Ephesian Legacy Court, secured the final piece of project financing in December 2025 and anticipate starting construction in September 2026. Resources for Community Development recently acquired 1740 San Pablo from BRIDGE Housing Corporation and are pursuing tax credits this year. If successful, the project could start construction in early 2027.

*A Vibrant and Healthy Berkeley for All*

- **Housing Trust Fund Program - \$1.86M:** U1 funds are allocated to the Housing Trust Fund annually to support the preservation and development of affordable housing. The standard \$2.5M was reduced in FY27 because the Capri Motel lease was shifted to U1 from Measure P for one year only. The HTF allocation is proposed to resume at \$2.5M in FY2028.
- **Capacity Building Funding - \$200k:** Funds are set aside to support capacity building for emerging developers. The City issued a Request for Proposals earlier this year to award the FY2027 and FY2028 funds. In May, the Housing Advisory Commission supported the staff recommendation to fund Bay Area Community Land Trust and Council will consider approval at their June 30, 2026 meeting.
- **Anti-Displacement Programs - \$900k:** This represents a continuation of funding for anti-displacement programs funded through both the City and Rent Board. Funds support housing retention and eviction defense programs.
- **Leases for Homeless-Serving Housing - \$1.5M:** Two projects previously funded under Measure P were shifted to U1, due to Measure P being oversubscribed. Step-Up Housing is a 39-unit supportive housing project operated by BOSS. The City committed to paying the cost of BOSS's master lease and the project's operations for 10 years. The project was fully leased up in early FY2026.. The Capri Motel provides transitional housing for formerly homeless residents, and in FY2027 U1 will be used to pay the lease, while measure P will continue to pay for the operations. In FY2028, both the lease and operations will be paid out of Measure P/General Fund.

If the U1 revenue matches the projection, and if the costs align with the forecast (including HTF projects moving forward), U1 would have a balance of \$1.2M at the end of FY2027.

### **Background**

Measure U1 was passed by a majority of Berkeley voters in 2016, with the goal of increasing affordable housing and protecting Berkeley residents from homelessness. It increased the gross receipts tax on landlords with five or more residential rental units from 1.081% to 2.880% and prohibited landlords from passing the tax on to sitting tenants. The Measure specified that the Housing Advisory Commission would make recommendations on funding and programs supported with U1 revenues.

Measure U1 Budget and Forecast

HAC  
06/04/2026  
Attachment 3

	FY 2026 Revised	FY 2027 Proposed	FY 2028 Proposed	FY 2029 Estimate
<b>Revenues</b>				
1 <b>Beginning Fund Balance</b>	\$8,073,544	\$6,057,941	\$1,171,132	\$1,252,161
2 <b>Encumbrances and Commitments</b>	-\$553,329			
<b>Reduction to Fund Balance*</b>	-\$2,500,000			
3 <b>Total Adjusted Fund Balance</b>	\$5,020,215	\$6,057,941	\$1,171,132	\$1,252,161
4 <b>ADD: Revenues (U1 transfer from General Fund)</b>	\$6,500,000	\$6,600,000	\$6,600,000	\$6,600,000
5 <b>Total Revenues and Available Fund Balance</b>	\$11,520,215	\$12,657,941	\$7,771,132	\$7,852,161
6 <b>Personnel Costs <sup>(2)</sup></b>	\$1,920,254	\$2,084,923	\$2,150,123	\$2,208,649
7 HHCS (Measure O/Housing Trust Fund, Staffing Study)	\$1,483,429	\$1,636,132	\$1,693,956	\$1,744,775
10 Empty Homes Tax Staffing Costs & Admin Costs				
11 Finance (Rev Dev Position))	\$436,825	\$249,548	\$256,924	\$264,632
Finance Professional Svcs		\$199,243	\$199,243	\$199,243
12 <b>Non-Personnel and Other Program Costs</b>	\$3,542,020	\$9,401,886	\$4,368,848	\$4,368,848
<b>Small Sites/Community Land Trusts</b>				
15 2321-2323 10th St. loan (NCLT) - Contract # 32100097	\$562,174			
<b>Housing Trust Fund</b>				
23 Housing Trust Fund Program		\$1,855,000	\$2,500,000	\$2,500,000
24 HTF Small Sites				
25 MLK House	\$1,879,846			
26 1740 San Pablo		\$4,496,669		
27 Ephesians		\$499,012		
<b>Development of New Housing Programs</b>				
30 Capacity Building for Emerging Developers	\$200,000	\$200,000	\$200,000	\$200,000
32 New Housing Programs/Land Trust/Coops				
Step Up Housing		\$806,136	\$768,848	\$768,848
<b>Anti-Displacement</b>				
34 Rent Board (EDC & EBCLC)	\$550,000	\$550,000	\$550,000	\$550,000
35 East Bay Community Law Center (EBCLC)				
36 Housing Retention Program (EBCLC)				
37 Eviction Defense Center (EDC)	\$250,000	\$250,000	\$250,000	\$250,000
38 Housing Retention Program / Eviction Defense				
39 Flexible Housing Subsidy Pool (BACS)	\$100,000	\$100,000	\$100,000	\$100,000
<b>Additional City Priorities</b>				
46 Capri Lease		\$645,069		
47				
48 <b>Total Expenditures</b>	\$5,462,274	\$11,486,809	\$6,518,971	\$6,577,497
49 <b>Fiscal Year Surplus/Shortfall (Revenue minus Expenditures)</b>	\$1,037,726	-\$4,886,809	\$81,029	\$22,503
50 <b>Ending Fund Balance</b>	\$6,057,941	\$1,171,132	\$1,252,161	\$1,274,663

Notes:

\*FY 2026 Small Sites allocation of \$2,500,000 was removed as part of City Budget Balancing Measures

**To:** Housing Advisory Commission  
**From:** Kelly deWolfe, Community Development Project Coordinator  
**Date:** June 4, 2026  
**Subject:** Measure O Impacts on Affordable Housing Development in Berkeley

**SUMMARY**

In 2018, Berkeley voters approved Measure O, a general obligation bond that will generate up to \$135 million for affordable housing developments. As this report demonstrates, the funds have had a significant impact on the production of new affordable housing units; expanding the City’s Housing Trust Fund (HTF) portfolio and creating a robust pipeline of new housing developments.

**CURRENT SITUATION AND ITS EFFECTS**

As of May 2026, \$118,223,752 in Measure O funds have either been committed (via an executed loan agreement) or reserved (by Council action) for specific affordable housing development projects. More details about these projects can be found in the attached Measure O Projects spreadsheet. The projects committed Measure O funds are listed below:

<b>Project Name</b>	<b>Address</b>	<b>Total Units</b>	<b>Measure O Funds</b>	<b>Status</b>
Jordan Court	1601 Oxford	35	\$3,501,884	Completed
Berkeley Way – BRIDGE Affordable	2012 Berkeley Way	89	\$161,544	Completed
Berkeley Way Hope Center - Permanent Supportive Housing	2012 Berkeley Way	53	\$6,721,092	Completed
Berkeley Way Hope Center Shelter		44*	\$6,652,191	Completed

Project Name	Address	Total Units	Measure O Funds	Status
Maudelle Miller Shirek Community	2001 Ashby	87	\$12,932,000	Completed
The Grinnell	2527 San Pablo	63	\$7,266,032	Completed
St. Paul Terrace	2024 Ashby	50	\$6,989,009	Under Construction
BUSD Workforce Housing	1701 San Pablo	110	\$26,500,000	Under construction
1740 San Pablo	1740 San Pablo	54	\$7,500,000	Predevelopment
North Berkeley BART	North Berkeley BART	265	\$20,000,000	Predevelopment
Ashby BART West Lot	Adeline and MLK St.	300	\$20,000,000	Predevelopment
Ashby BART East Lot	Adeline and Woolsey St.	TBD		Planning
<b>Measure O impact:</b>		<b>&gt;1150+ units</b>	<b>\$ 118,223,752</b>	

\* Shelter beds

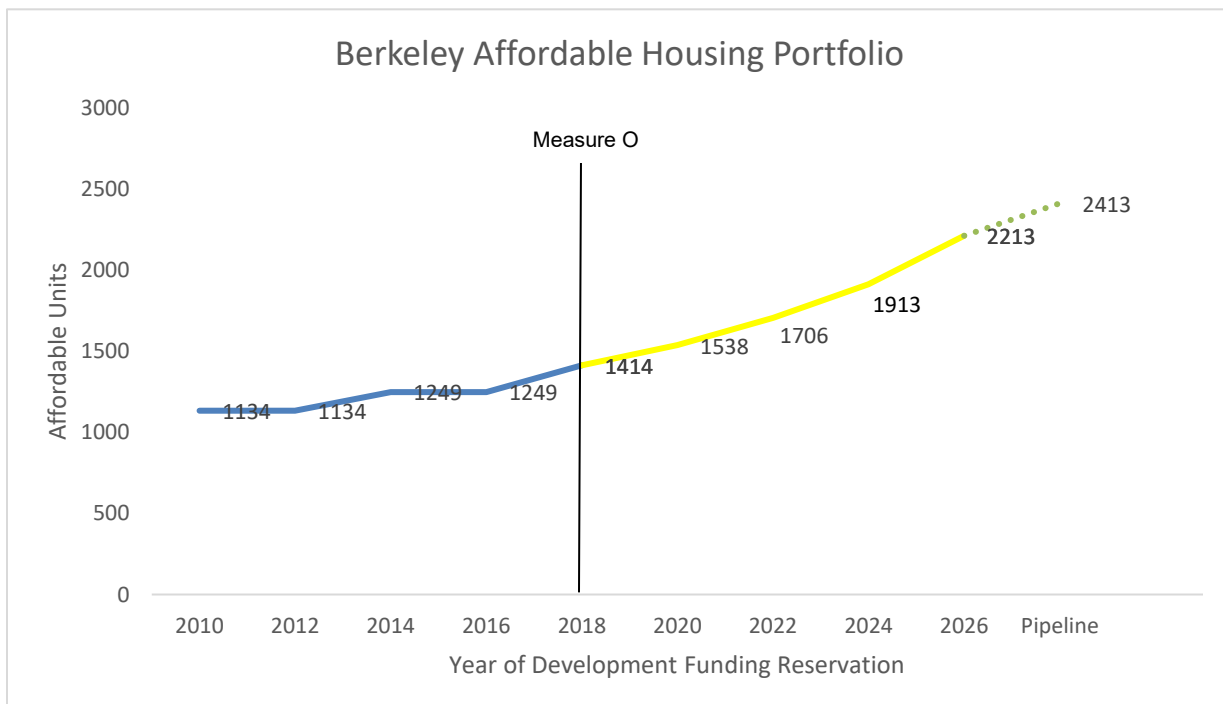
*Measure O's Impact on the City's Affordable Housing Portfolio*

Measure O supplements the City's HTF program, which pools Affordable Housing Mitigation Fees, Inclusionary Fees, Commercial Linkage Fees, Condo Conversion Fees, and entitlement funds from the federal HOME program.

Prior to Berkeley voters' approval of Measure O, the City was able to fund no more than one new construction project every few years. The 15-unit Harmon Gardens project was completed in 2011, and the next affordable new construction project was the 42-unit Harper Crossing, which was completed in 2018. The City issued an HTF Request for Proposals (RFP) in 2019 through which Council approved funding reservations for five new construction projects, all supported with Measure O, including four (Jordan Court and the three Berkeley Way projects) that were completed in 2022.

The City issued a HTF RFP in 2021 as well as a Notice of Funding Availability for an educator housing project on Berkeley Unified School District (BUSD)-owned land, and through those processes added three new construction projects to the pipeline (two in predevelopment, and two under construction). In 2010, the City had approximately 1,134 apartments in its portfolio of restricted affordable housing units. With completed projects, active projects, and pipeline projects, Berkeley is on track to reach more than 2,400 City-assisted affordable units by 2035.

The following chart shows the growth in the City's affordable housing portfolio since 2010, and the impact Measure O has had on increasing the City's inventory of apartments affordable to extremely low-, very low-, and low-income households. The chart represents just the City-assisted affordable units within a project, typically 60% of the total units. However, most new construction projects the City funds are 100% affordable in order to compete for state funding.



*Leveraging of City Funds*

The City's affordable housing development funds are most often reserved early in the predevelopment process. This allows project sponsors to compete for state and federal funds. Typically, the City executes a loan agreement once all permits are ready to issue and full financing has been secured, a process which usually takes years. At times City funds are loaned at site acquisition. As a result, funds may be reserved or committed for years before they are expended for construction.

Most new construction affordable housing developments leverage the City's investment with at least 5-7 other funding sources. Measure O-funded projects that are completed or under construction have secured an average of \$4.50 of other funding for every \$1.00 of City funds. Leveraging data for funded developments can be found in the attachment to this report.

#### *Measure O Disbursements*

Once Measure O funds are committed to a project, they are typically disbursed on a monthly (or less frequent) schedule when the project sponsor has incurred eligible project expenses as well as satisfied various conditions of the loan agreement. The project sponsor submits an invoice along with documentation of each expense, which is reviewed and approved by multiple City staff before funds are released.

As of April 2026, the City had disbursed \$68,184,743 in Measure O funds through eight development loans and one predevelopment loan. Six housing developments are complete (Berkeley Hope Center, Berkeley Hope Center Permanent Supportive Housing, BRIDGE Berkeley Way, Jordan Court, The Grinnell, and Maudelle Miller Shirek Community) and two are under construction (BUSD Workforce Housing and St. Paul). The predevelopment loan disbursements are for 1740 San Pablo. These represent a total of 371 units (including 44 shelter beds) completed with Measure O support to date, and another 160 currently under construction. The City supported 1740 San Pablo with acquisition funding, and the project may start construction in late 2026 or early 2027.

The City is working closely with the San Francisco Bay Area Rapid Transit District (BART) on the development of the Ashby and North Berkeley BART sites with a goal of restricting at least 35% of the new units for affordable housing. City Council reserved \$53M in funding for the developments in 2021 through Resolution 69,833-N.S. Of the total reservation, \$13M will come from Affordable Housing Mitigation Fees and \$40M will come from the third and fourth issuances of Measure O.

In late 2022, BART and the City selected a development team for North Berkeley BART site that includes two nonprofit developers –Insight Housing (formerly Berkeley Food and Housing Project) and East Bay Asian Local Development Corporation (EBALDC). The individual projects are still in predevelopment, but the team anticipates developing four 100% affordable projects at the site. The North Berkeley BART project plan includes three projects that will be funded by Measure O: a building with 119 affordable

apartments for families and individuals, a building with 59 affordable homes and 15 units of permanent supportive housing, and an additional 85 permanent supportive housing apartments. In July 2025, the City and BART selected a development team for the Ashby West Lot project that includes two nonprofit developers - Resources for Community Development (RCD) and Affirm housing. The project was approved to receive predevelopment funding in early 2026 and anticipates developing at least 300 affordable units at the site. The Ashby East Lot, which will be transferred to City ownership, is still in the planning stages. City staff released a Request for Proposals (RFP) to solicit developer proposals in April 2026.

Developing affordable housing with Measure O funds supports the Strategic Plan goal to create affordable housing and housing support services for our most vulnerable community members.

### BACKGROUND

In November 2018, Berkeley voters adopted Measure O which allowed the City to issue up to \$135 million in bonds to fund housing for "low-, very low-, low-, median-, and middle-income individuals and working families, including teachers, seniors, veterans, the homeless, students, people with disabilities, and other vulnerable populations."

As a bond measure dedicated to a specific purpose, Measure O required a two-thirds supermajority vote to pass. The measure passed with 77% of Berkeley voters voting in favor.

The City has issued Measure O bonds three times so far:

- In FY2020, the City issued \$38,000,000 in Measure O bonds. The cost of issuing these bonds, including bond counsel, was \$785,000. Net funds received were \$37,215,000.
- In May 2022, the City issued \$40,000,000 in Measure O bonds. The cost of issuing these bonds, including bond counsel, was \$432,800. Net funds received were \$39,567,200.
- In September 2025, the City issued an additional \$35M in Measure O bonds. The cost of issuing these bonds, including bond counsel, was \$429,650. Net funds received were \$34,570,350.

Measure O included provisions to establish an oversight committee as well as to conduct annual audits. The Measure O Bond Oversight Commission was first convened in April 2019. The Commission met seven times in 2019, one in 2020 prior to the pandemic, and again in February and March of 2021.

Subsequently, Council approved the assignment of Measure O oversight to the Housing Advisory Commission and dissolved the Measure O Bond Oversight Commission. The Commissions have reviewed requests for funding, made funding recommendations to Council, and received information about the status of funding reservations and commitments. Neither commission has produced its own report assessing the status of Measure O.

Finance contracts with an outside auditor to audit Measure O expenditures as required by the ballot measure. The most recent audited fiscal year was FY2025 including Measure O expenditures ended on June 30, 2025. The audit was completed on December 31, 2025 and had no findings.

Information about Measure O can be found on the City website<sup>1</sup>. Members of the public who are interested in learning more about Measure O funds as they are allocated and expended can consult the Housing Advisory Commission meeting agendas and materials online, and/or attend the Commission meetings.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The City's HTF Guidelines identify sustainable development as a City priority and encourage developers to incorporate as many green building strategies and materials as is feasible. New construction affordable housing developments are typically built to third-party, green building standards such as LEED or GreenPoint Rated.

#### POSSIBLE FUTURE ACTION

Council will review and take action on funding reservations related to the development of affordable housing at the Ashby BART sites, which will be partially funded with Measure O funds.

#### FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

The specific impacts of future Measure O reservations by the City Council will depend on the actions taken. Since the bond measure authorizing Measure O limits its uses to the housing activities described previously, any funds reserved will be for housing activities.

#### CONTACT PERSON

Kelly deWolfe, Community Development Project Coordinator, HHCS, 510-981-5424

Attachment:

1: Affordable Housing Projects Supported by Measure O

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<sup>1</sup> <https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-o>

City of Berkeley Affordable Housing Projects Supported by Measure O Total Authorized Bonds = \$135M									
Project Name	Project Address	Description	Units <sup>1</sup>	Affordability	Total Measure O Funds Committed or Reserved <sup>2</sup>	Measure O Disbursements Through May 2026	Total City Funds Reserved	Projected Sources of Funds <sup>3</sup>	Project Status
<b>Projects with Measure O Commitments and Reservations</b>									
<a href="#">BRIDGE Berkeley Way</a>	2012 Berkeley Way	89 affordable homes and services for low- and very low- income families.	89	50-60% AMI	\$161,544	\$161,544	\$2,774,925	Measure O, HTF	Completed
<a href="#">Berkeley Hope Center</a>	2012 Berkeley Way	32-bed homeless shelter, 12 transitional beds for homeless veterans, a community kitchen and wrap-around services for mental health, substance abuse, job training and social activities.	44	0-30% AMI	\$6,652,191	\$6,652,191	\$16,964,507	Berkeley's Housing Trust Fund (HTF), Measure U1 <sup>4</sup> (U1), Measure O	Completed
<a href="#">Berkeley Hope Center Permanent Supportive Housing</a>	2012 Berkeley Way	53 permanent supportive housing apartments.	53	0-30% AMI	\$6,721,092	\$6,721,092	\$7,727,630	Measure O, HTF	Completed
<a href="#">Jordan Court</a>	1601 Oxford Street	34 affordable studio units for seniors. 12 units will also be set aside for formerly homeless households.	35	20-60% AMI	\$3,501,884	\$3,501,884	\$6,026,927	HTF, Measure O	Completed
<a href="#">The Grinnell (formerly Blake Apartments)</a>	2527 San Pablo Avenue	62 affordable apartments for families and individuals. 12 units are prioritized for people with an intellectual or developmental disability.	63	30-60% AMI	\$7,266,032	\$7,266,032	\$12,000,000	Measure O, U1, State Local Housing Trust Fund (LHTF)	Completed
<a href="#">Maudelle Miller Shirek Community</a>	2001 Ashby Avenue	86 apartments for families and individuals. 12 units will also be set aside for formerly homeless households.	87	20-80% AMI	\$12,932,000	\$12,932,000	\$17,500,000	Measure O, U1, LHTF	Completed
<a href="#">Berkeley Unified School District (BUSD) Workforce Housing Development</a>	1701 San Pablo Avenue	109 affordable apartments. Employees of BUSD and their households will have a leasing preference.	110	30-120% AMI	\$26,500,000	\$23,850,000	\$26,500,000	Measure O	Under Construction
<a href="#">St. Paul Terrace</a>	2024 Ashby Avenue	49 affordable units, including 11 studios, 6 one-bedrooms and 17 two-bedrooms, and 15 three-bedrooms.	50	30-60% AMI	\$6,989,009.00	-	\$15,754,319	TBD	Under Construction
<a href="#">1740 San Pablo Avenue</a>	1740 San Pablo Avenue	53 new affordable homes for families. 3 units will be set aside for artist households.	54	30-60% AMI	\$7,500,000	\$7,100,000.00	\$11,996,669	Measure O	Predevelopment
NBB Phase 1	North Berkeley BART Site	119 affordable apartments for families and individuals.	120	30-70% AMI	\$20,000,000	-	\$11,563,636	Measure O, HTF	Predevelopment
NBB EBALDC Project	North Berkeley BART Site	59 affordable homes, including family housing and 15 units of permanent supportive housing	60	0-70% AMI		-	\$5,926,364	Measure O, HTF	Predevelopment
NBB Insight PSH Project	North Berkeley BART Site	85 permanent supportive housing apartments	85	0-30% AMI		-	\$9,010,000	Measure O, HTF	Predevelopment
Ashby BART West Lot	Ashby BART Site	TBD <sup>6</sup>	300	TBD	\$20,000,000	-	\$26,500,000	Measure O, HTF	Predevelopment
<a href="#">Ashby BART East Lot</a>	Ashby BART Site	TBD	TBD	TBD		-	-	Measure O, HTF	Planning
<b>Measure O Impact</b>			<b>&gt;1150</b>	<b>New Units</b>	<b>\$118,223,752</b>	<b>\$68,184,742.97</b>	<b>\$170,244,977</b>		
<b>Projects with City Funding Reservations</b>									
<a href="#">Supportive Housing at People's Park</a>	2556 Haste Street	118 affordable units with 62 units set aside for formerly homeless households.	119	10-50% AMI	FR <sup>5</sup>	-	\$14,359,593	TBD	Planning
<a href="#">Ephesian Legacy Court</a>	1708 Harmon Avenue	79 one-bedroom units.	80	30-60% AMI	FR <sup>5</sup>	-	\$18,087,701	TBD	Predevelopment
			<b>199</b>				<b>\$32,447,294</b>		

<sup>1</sup> total units, including managers' units  
<sup>2</sup> committed = in contract, and reserved = set aside for a particular project  
<sup>3</sup> the final mix of funds is determined at loan closing  
<sup>4</sup> General Funds generated pursuant to Measure U1

<sup>5</sup> FR = Funding Reservation that the City Council has approved from currently available affordable housing funds. Final mix of funding to be determined at development loan closing.

<sup>6</sup> Ashby BART West Lot plan anticipates 3 affordable buildings with 300 affordable units. Exact breakdown and target population TBD



Health, Housing, and  
Community Services Department  
**Housing & Community Services Division**

HAC  
06/04/2026  
Attachment 5

## MEMORANDUM

**To:** Housing Advisory Commission

**From:** Kat Larrowe, Community Services Specialist III  
Jiro Arase, Associate Management Analyst

**Date:** June 4, 2026

**Subject:** **Building Opportunities for Self-Sufficiency (BOSS) Application to Amend the City of Berkeley Contract #32600032 Public Facility Improvement Program**

The Housing Advisory Commission (HAC) is the advisory commission for federal Department of Housing and Urban Development (HUD) funding and reviews all applications and makes recommendations to Council as needed. On February 6, 2025, the HAC reviewed the 2025-2029 Consolidated Plan, including Program Year 2025 Annual Action Plan, which made funds available for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement Program for Fiscal Year (FY) 2026.

### **Background:**

CDBG funds are used for public facilities located within Berkeley that are open to the public and serve low-to-moderate income Berkeley residents. Public facility projects have included health and safety repairs, improving accessibility and/or energy efficiency improvements. All projects that meet the CDBG and Public Facility Improvement Program eligibility are reviewed by a HAC ad hoc committee and ultimately approved by the full HAC. Projects over \$200,000 require additional review and approval by City Council.

Building Opportunities for Self-Sufficiency (BOSS) was awarded \$195,000 in FY 2024 to enhance accessibility, safety, and functionality of the Ursula Sherman Village (USV) facilities, an emergency shelter program that provides meals, amenities, and support services to unhoused residents referred by the Alameda County Coordinated Entry System. Funding for this amendment is available from previous years' unencumbered funds for the Public Facilities Improvements Notice of Funding Availability (NOFA) allocations in CDBG.

*A Vibrant and Healthy Berkeley for All*

**Current Need:**

BOSS was recently made aware of a critical safety issue with an electrical panel at the USV site during a property insurance inspection. The panel needs to be replaced to remain in compliance and avoid potential insurance coverage issues. BOSS proposes to remove existing subpanels and breakers within the fourplex building and install new, code-compliant subpanels and breakers. In addition, BOSS requests to add soft costs for architect, structural engineer, survey, and as-builts, which were not included in the original budget.

**Recommendation:**

The Public Facilities Improvements Ad Hoc Committee met on May 19, 2026 to review BOSS's proposed amendment and recommended to have it considered by the full HAC at its June 4, 2026 meeting.

Staff request that the HAC recommend to City Council that BOSS's Public Facility Improvement Program contract be amended to provide additional \$54,480 of CDBG funding, resulting in a total of \$249,480.

**Attachments**

1. Revised scope of work
2. Revised project budget

## Attachment 1

### **REVISED (4/2026) : Scope of Work for Repair/Rehab Construction at Ursula Sherman Village (USV)**

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Building Opportunities for Self-Sufficiency (BOSS) is proposing the following scope of work for the necessary improvements and repairs at the Ursula Sherman Village (USV). The work is intended to enhance accessibility, safety, and functionality of the facilities, while ensuring compliance with ADA and the DAC report where applicable. Upon approval, BOSS will submit detailed bids for each section of the work.

#### **I. Path of Travel Repair and Concrete Leveling**

- **Objective:** To ensure safe and level pathways by repairing or replacing damaged concrete in various locations throughout the center courtyard.
- **Scope of Work:**
  - **Demolition:** Remove broken, lifted, or uneven concrete sections.
  - **Concrete Pour:** Re-pour cement, ensuring a smooth, level surface that meets ADA accessibility standards.
  - **Finishing:** Apply proper curing techniques and finish to prevent future issues with cracks or uneven surfaces and repair/replace

#### **II. Deck and Ramp Replacement (ADA Compliant)**

- **Location:** Families Building.
- **Objective:** Replace the existing red deck and ramps to meet ADA standards for accessibility, ensuring safe access for all residents.
- **Scope of Work:**
  - **Demolition:** Remove existing deck materials, handrails, and ramps.
  - **Reconstruction:** Install new deck materials, ensuring proper slope for ADA-compliant ramps and secure handrails. Ensure anti-slip surfaces are in place for safety.
  - **Compliance:** Ensure all work is compliant with federal and local ADA standards.

#### **III. Sankofa Building Bathroom and Kitchen Renovation**

- **Objective:** Update the bathroom and kitchen areas to improve accessibility, durability, and ease of maintenance.
- **Scope of Work:**
  - **Pipe Wrapping:** Install pipe wrapping in the kitchen and bathroom to ensure insulation and safety.
  - **Countertop & Backsplash Replacement:** Replace existing kitchen countertops and backsplashes with solid, no-grout materials for improved durability and cleanliness.

- **Bathroom Surround Replacement:** Remove existing tiled bathroom surrounds and replace them with solid wall panels, reducing grout lines for easier maintenance.

#### IV. Harrison House Bathroom Installation

- **Objective:** Install and adjust bathroom fixtures to meet standards, ensuring the bathroom is accessible for all residents.
- **Scope of Work:**
  - **Bar Adjustments:** Adjust grab bars and other fixtures to the correct heights and positions as per DAC report.
  - **Fixture Installation:** as per DAC report Install compliant sinks, toilets, and accessories.
  - **Final Inspection:** Ensure all adjustments and installations meet criteria for accessibility.

#### V. COC Trailer - Water, Sewer, and Electrical Connections

- **Objective:** Provide full utility connections (water, sewer, electrical) and install safe access to the CLC Trailer.
- **Scope of Work:**
  - **Waterline Connection:** Connect the trailer to the property's waterline to ensure functional plumbing.
  - **Sewer Line Connection:** Install and connect the sewer line, ensuring proper drainage.
  - **Electrical Installation:** Run EMT (Electrical Metallic Tubing) under the trailer and connect it to the main electrical system for safe power supply.
  - **Stairway Deck Installation:** Install a compliant stairway and deck for safe access to the trailer.

#### VI. Electrical Panel Replacement – Fourplex Building

- **Objective:** Replace the outdated and non-compliant Challenger sub panels and breakers with new, code-compliant sub panels and breakers to address fire safety risks and meet current insurance and electrical code requirements.
- **Scope of Work:**
  - **Removal:** Remove existing Challenger sub panels and breakers in each of the four units within the fourplex building.
  - **Installation:** Install new code-compliant sub panels and breakers in each unit, replacing components in the same location on a like-for-like basis. A total of four (4) sub panels will be replaced.
  - **Inspection & Compliance:** Secure all required permits and schedule inspections to ensure all work meets current electrical code and insurance standards.

### **Project Coordination & Timeline**

- **Coordination:** BOSS will coordinate the work to ensure minimal disruption to daily operations at USV. Tasks will be scheduled sequentially for efficiency and safety.
- **Quality Control:** Inspections will be conducted at each stage to ensure compliance with safety, ADA standards.
- **Submission of Bids:** Upon approval of this scope of work, BOSS will submit detailed bids for each section to move forward with the project.

This proposed scope of work outlines BOSS's commitment to improving the facilities at USV in a manner that ensures safety, accessibility, and compliance. The detailed bids will be prepared once this proposal has been reviewed and approved by City of Berkeley.

**Attachment 2: Revised project budget**

<b>Item</b>	<b>Amount</b>
Path or Travel and Concrete Leveling	\$60,000
Deck and Ramp Replacement ADA Compliante	\$17,500
Sankofa Bathroom and Kitchen Renovation	\$37,000
Harrison House Bathroom Fixtues Installation	\$17,000
CLC Trailer Watter, Plumbing, Electrical Connections & Deck Installation	\$34,500
Electrical Pannel	\$11,000
Architecture	\$18,500
Structural Engineer	\$5,000
Permit Fees	\$5,000
Survey	\$6,000
As Builts	\$6,800
Contigency	\$31,180
<b>Total</b>	<b>\$ 249,480</b>

June 4, 2026

To: Housing Advisory Commission

Submitted by: Commissioner Karen Haycox, District 5 Designee  
Commissioner Leah Simon-Weisberg, Mayor's Designee

Subject: Recommendation to Preserve Small Sites Program Funding in the FY26-FY27 Budget

### RECOMMENDATION

Adopt a recommendation to the City Council to (1) preserve full Small Sites Program (SSP) funding in the FY26 and FY27 budgets, including the \$2.5M FY27 allocation needed to meet a demonstrated \$5M pipeline and, (2) reaffirm that Measure U1, Measure M, and Housing Trust Fund (HTF) dollars be used for their voter-approved purpose of preserving and producing affordable housing.

### FISCAL IMPACTS OF RECOMMENDATION

Preserving SSP funding at the levels currently planned (including a \$2.5M FY27 allocation) maintains existing budget commitments and does not require new appropriations. The recommendation protects the integrity of voter-approved revenue streams (Measure U1 and Measure M), whose continued credibility is essential to the City's long-term ballot capacity for infrastructure and services. Conversely, redirecting these funds would forfeit \$5M in demonstrated near-term acquisition opportunities and weaken the City's position on future RHNA compliance, with downstream fiscal and legal exposure under state housing law.

### CURRENT SITUATION AND ITS EFFECTS

Berkeley's two community land trusts — Bay Area Community Land Trust (BACLТ) and Northern California Land Trust (NCLТ) — are currently advancing multiple Small Sites projects with a demonstrated need for \$5M in SSP funds, requiring an allocation of \$2.5M in FY27. These are active acquisition prospects with willing sellers, identified tenant populations, and ready-to-deploy operating partners. Near-term projects include:

- A 23-unit property in West Berkeley — home to many low-income seniors on fixed incomes who depend on affordable rents to remain in place. Requires \$3.5-\$4M.
- A 5-unit building in Southwest Berkeley — long-term residents, including multiple seniors, at high risk of displacement.

If SSP funding is reduced or redirected, these properties will not wait. Sellers will move on, residents will face displacement, and the units will likely be lost to the speculative market — converting affordable, occupied homes into vacancies, evictions, or market-

rate conversions. Acquisition opportunities of this scale and timing are rare, and once foreclosed, they do not return.

### BACKGROUND

The Small Sites Program enables the acquisition and rehabilitation of smaller, often at-risk multifamily properties, converting them to permanently affordable housing under nonprofit or community land trust ownership. The program directly advances the goals of the City's Housing Element by preventing displacement, stabilizing communities, and maintaining long-term affordability in neighborhoods most vulnerable to losing long-time, low-income residents.

Unlike new construction, which can take a decade or more from site identification to occupancy, Small Sites acquisitions deliver permanently affordable homes on a timeline measured in months. The residents protected are already housed in these buildings; the program simply secures their tenure and locks in affordability in perpetuity.

With the passage of AB 670 (Quirk-Silva), signed by Governor Newsom in October 2025, Small Sites acquisitions now count toward the City's RHNA obligations — up to 25% of Berkeley's allocation in the relevant income category — beginning with the Annual Progress Report cycle due April 1, 2027. The FY26 and FY27 investments under consideration are precisely the dollars that will generate that credit.

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Acquisition and rehabilitation of existing buildings is among the lowest-carbon strategies for delivering affordable housing. Preserving existing structures avoids the substantial embodied carbon associated with new construction and supports infill density in transit-served Berkeley neighborhoods. Rehabilitation work funded through SSP typically includes energy and water efficiency upgrades, advancing the City's Climate Action Plan goals while reducing operating costs for low-income residents.

### RATIONALE FOR RECOMMENDATION

The Small Sites Program is the fastest, most cost-effective tool Berkeley has to prevent displacement and preserve naturally occurring affordable housing. With AB 670 now in effect, SSP investment also delivers measurable RHNA progress — on a timeline that aligns directly with the FY26–FY27 budget cycle. Cutting these funds at this moment means walking away from displacement prevention, RHNA credit, and an active \$5M acquisition pipeline simultaneously.

The voter-trust dimension is equally important. Measure U1 and Measure M were approved by voters specifically to fund affordable housing. Redirecting these dollars

breaks that commitment and risks the credibility of future ballot measures the City relies on for critical revenue. Protecting SSP funding is therefore not only sound housing policy — it is sound fiscal stewardship.

ALTERNATIVE ACTIONS CONSIDERED

None

Attachments: None



Lori Droste, District 8  
Susan Wengraf, District 6

CONSENT CALENDAR  
July 19, 2016

TO: Honorable Mayor and City Council

FROM: Councilmembers Lori Droste, Susan Wengraf,  
Linda Maio, and Kriss Worthington

SUBJECT: Commission Work Plans

RECOMMENDATION

Commissions—with the exception of the Board of Library Trustees, Design Review Committee, and the Zoning Adjustments Board—will submit a work plan detailing its goals and objectives for the year. Plans will be submitted at the start of the fiscal year, annually.

FINANCIAL IMPLICATIONS

Although additional staff time will be needed to assist commissions in drafting work plans, staff time will be reduced overall if misaligned commission referrals are reduced. In addition, if boards and commissions do not direct city staff to perform research, gather information, or otherwise engage in activities involving projects or matters that are not aligned with the City's Strategic Plan, staff will be able to make more efficient use of their time.

BACKGROUND

The City of Berkeley is in the process of introducing its first strategic plan. To ensure that Berkeley's commissions are in alignment with the overall mission of the City, commissions should submit annual work plans. Each work plan should contain the following information:

1. Commission mission statement
2. What are the commission's goals? In order to achieve these objectives, please specify:
  - a. Resources
    - i. What specific resources are needed and available to achieve desired change? (i.e. staff time, \$, time, materials, equipment)
  - b. Program activities
    - i. What will the commission do with its resources?
    - ii. Processes, tools, events, technology, actions that are employed to bring about the intended objectives.

- c. Output(s)
  - i. What will be the direct results of commission activities?
  - ii. How much will be done? (i.e. Number of forums/meetings held, # of participants reached, etc.)
- d. Outcomes
  - i. The specific changes desired/achieved in the short-term (1-3 years) and long-term (4-6 years)

Outcomes should be measurable, action-oriented, and realistic (W. K Kellogg Foundation, 2004).

ENVIRONMENTAL SUSTAINABILITY

Not applicable

CONTACT PERSON

Lori Droste, City Councilmember District 8, 510-981-7180

Susan Wengraf, City Councilmember District 6, 510-981-7160

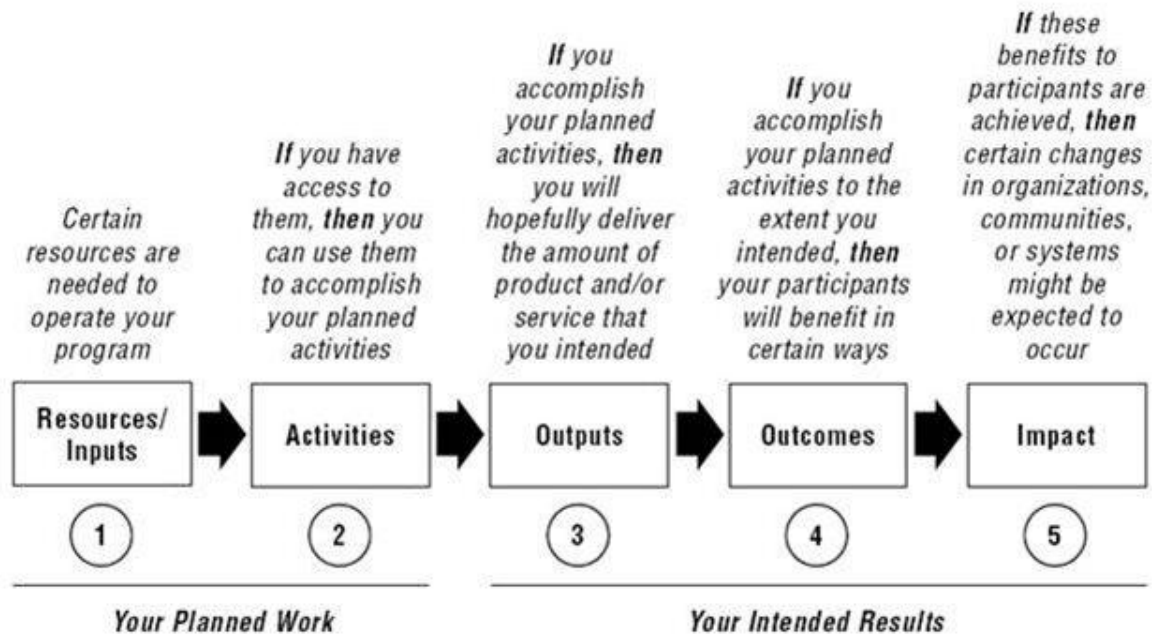
Attachments:

1: Logic Model Summary (W.K. Kellogg Foundation)

# Logic Model Summary

A logic model brings program concepts and dreams to life. It lets stakeholders try an idea on for size and apply theories to a model or picture of how the program would function.

The program logic model is defined as a picture of how your organization does its work – the theory and assumptions underlying the program. A program logic model links outcomes (both short- and long-term) with program activities/processes and the theoretical assumptions/principles of the program.



The Basic Logic Model components shown above are defined below. These components illustrate the connection between your planned work and your intended results.

They are depicted numerically by steps 1 through 5.

YOUR PLANNED WORK describes what resources you think you need to implement your program and what you intend to do.

**1. Resources** include the human, financial, organizational, and community resources a program has available to direct toward doing the work. Sometimes this component is referred to as Inputs.

**2. Program Activities** are what the program does with the resources. Activities are the processes, tools, events, technology, and actions that are an intentional part of the program implementation. These interventions are used to bring about the intended program changes or results.

YOUR INTENDED RESULTS include all of the program's desired results (outputs, outcomes, and impact).

**3. Outputs** are the direct products of program activities and may include types, levels and targets of services to be delivered by the program.

**4. Outcomes** are the specific changes in program participants' behavior, knowledge, skills, status and level of functioning. Short-term outcomes should be attainable within 1 to 3 years, while longer-term outcomes should be achievable within a 4 to 6 year timeframe. The logical progression from short-term to long-term outcomes should be reflected in impact occurring within about 7 to 10 years.

**5. Impact** is the fundamental intended or unintended change occurring in organizations, communities or systems as a result of program activities within 7 to 10 years. In the current model of WKKF (W.K. Kellogg Foundation) grantmaking and evaluation, impact often occurs after the conclusion of project funding.

Compiled from:  
W.K. Kellogg Foundation. "Logic Model Development Guide." (2004)



Housing Advisory Commission

HAC  
06/04/2026  
Attachment 8

## INFORMATION CALENDAR

December 2, 2025

To: Honorable Mayor and Members of the City Council  
From: Housing Advisory Commission  
Submitted by: Sarah Bell, Vice Chairperson, Housing Advisory Commission  
Subject: Housing Advisory Commission FY 2025-26 Work Plan

### INTRODUCTION

This report transmits the Housing Advisory Commission's (HAC) work plan for Fiscal Year 2025-26, as required by the City Council's July 2016 direction for all commissions to submit annual work plans detailing goals and objectives.

### CURRENT SITUATION AND ITS EFFECTS

In July 2016, the City Council directed all commissions (with certain exceptions) to submit work plans detailing goals and objectives for the year. Plans should be submitted at the start of each fiscal year.

At its September 4, 2025 meeting, the HAC approved its FY 2026-27 work plan with the following vote:

Action: M/S/C (Shere/ Potter) to adopt the FY 2026 work plan.

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

### BACKGROUND

The Housing Advisory Commission advises the City Council on housing matters, including affordable housing programs and policies and CDBG and ESG programs and their funding allocations. The Commission also recommends HTF allocations, serves as the oversight body for Measure O (the \$135 million General Obligation bond for affordable housing development), and reviews items referred by the City Council, HAC members, or other commissions. When necessary, the HAC hears matters regarding abatement of substandard buildings and serves as the appeals board for relocation and correction of code violations pursuant to Chapter 19.40.

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The work plan supports environmental sustainability and climate goals by promoting affordable housing development and preservation, which can reduce displacement and associated transportation emissions. Affordable housing projects funded through HTF

allocations and CDBG programs often incorporate energy-efficient design and sustainable building practices.

POSSIBLE FUTURE ACTION

The Commission will implement the approved work plan activities throughout FY 2025-26 and report back to City Council as appropriate on policy recommendations, funding allocations, and other matters within the Commission's purview.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no direct fiscal impacts from acceptance of this work plan. Future recommendations from the Commission regarding HTF allocations, CDBG funding, and other housing programs will be presented to City Council with fiscal impact analyses as appropriate.

CONTACT PERSON

Snow Zhu, Commission Secretary, HHCS, (510) 981-7774

Attachments:

1: Housing Advisory Commission FY 2025-26 Work Plan

## **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.