



Housing Advisory Commission

Special Meeting Thursday, July 2, 2026 7:00 pm	South Berkeley Senior Center 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.

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.

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 June 4, 2026 Regular Meeting Minutes** (Attachment 2)
6. **Discussion and Possible Action: Loan Modification Request for Housing Trust Fund Loans at 2425 Shattuck Avenue (Shattuck Senior Homes)** – Lourdes Chang, HHCS (Attachment 3)

7. **Discussion and Possible Action: Affordable Housing Preference Policy Pilot Assessment and Policy Updates** – Anna Cash, HHCS (Attachment 4)
8. **Discussion and Possible Action: Appoint Subcommittees** – All
 - a. Housing Trust Fund Subcommittee
 - b. Public Facilities Improvements Subcommittee
9. **Discussion and Possible Action: Commission Work Plan** (Attachments 5 and 6) – All
10. **Update on Council Items (Future Dates Subject to Change)**
 - a. Adoption of Fiscal Years 2027 and 2028 Biennial Budget (6/23/2026)
11. **Announcements/Information Items**
12. **Future Items**
13. **Adjourn**

Attachments

1. Land Acknowledgment
2. Draft June 4, 2026 Regular Meeting Minutes
3. Lourdes Chang, HHCS, Loan Modification Request for Housing Trust Fund Loans at 2425 Shattuck Avenue (Shattuck Senior Homes)
4. Anna Cash, HHCS, Affordable Housing Preference Policy Pilot Assessment and Policy Updates
5. Commission Work Plans
6. Draft Fiscal Year 2026-27 Commission Work Plan

Notices

Notice of Public Record

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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

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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 June 26th, 2026.



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

Regular Meeting Thursday, June 4, 2026 7:06 pm	South Berkeley Senior Center 2939 Ellis Street Snow Zhu, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell, Karen Haycox, Syrak Micael (arrived 7:30pm), Rebecca Mirvish, Debbie Potter, David Shere, Alfred Twu, Leah Simon-Weisberg, and Sean Vaughn Scott.

Absent: None.

Staff Present: Jiro Arase, Kelly deWolfe, Margot Ernst, Kat Larrowe, Jenny Wyant, Snow Zhu

Commissioners in attendance: 9 of 9

Members of the public: 19

Public Speakers: 12

2. Land Acknowledgement

3. Agenda Approval

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

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

4. Public Comment

There was one speaker during public comment.

5. Approval of May 7, 2026 Regular Meeting Minutes.

Action: M/S/C (Potter/Shere) to approve the May 7, 2026 Regular Meeting minutes.

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

6. Discussion and Possible Action on Measure U1 Fund Projections for Fiscal Years 2027 and 2028

Public Speakers: 5

7. Agenda Modification

Action: M/S/C (Potter/Haycox) to move Item 9, "Discussion and Possible Action on Small Sites Budget Recommendation," to after Item 6, "Discussion and Possible Action on Measure U1 Fund Projections for Fiscal Years 2027 and 2028."

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

8. Discussion and Possible Action on Small Sites Budget Recommendation

Public Speakers: 6

Action: M/S/C (Potter/Simon-Weisberg) to send a letter to the City Council's Budget and Finance Committee recommending approval of the following amendments to the City Manager's proposed budget:

- 1) Preserve full Small Sites Program (SSP) funding of \$2.5M annually in the Fiscal Year 2027 and Fiscal Year 2028 budgets by:
 - a) designating the proposed Fiscal Year 2027 and Fiscal Year 2028 Measure U1 Housing Trust Fund allocations (\$1.855M and \$2.5M respectively) to be used to fund the Small Sites Program; and
 - b) budgeting an additional \$645K from the unallocated Housing Trust Fund balance to the Small Sites Program in Fiscal Year 2027;
- 2) Make the Fiscal Year allocation of \$2.5M (\$1.855M + \$645K) available through the open Small Sites NOFA, which would increase the total amount available in the current NOFA to \$5M; and
- 3) Reaffirm that Measure U1 and Measure M be used for their voter-approved purpose of preserving and producing affordable housing.

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

7. Receive Presentation on Measure O Bond Impacts on Affordable Housing Development in Berkeley

Action: M/S/C (Potter/Simon-Weisberg) to recommend as part of the staff report that the City Council begin discussions on a 2028 affordable housing bond.

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

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

Action: M/S/C (Simon-Weisberg/Mirvish) to 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.

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

9. Discussion and Possible Action: Appoint Subcommittees

Action: M/S/C (Simon-Weisberg/Mirvish) to extend the term end date for the members of the Housing Trust Fund Subcommittee and Public Facilities Subcommittee one month from June 2026 to July 2026.

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

10. Discussion and Possible Action: Commission Work Plan

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

12. Announcements/Information Items

13. Future Items

14. Adjourn

Action: M/S/C (Potter/Mirvish) to adjourn at 10:00 pm.

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

Approved:

Snow Zhu, Secretary



Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission
From: Lourdes Chang, Senior Community Development Project Coordinator
Date: July 2, 2026
Subject: **Shattuck Senior Homes Loan Modification Request**

Recommendation

Recommend that the City Council approve modification of the City's existing Housing Trust Fund (HTF) loans for Shattuck Senior Homes, located at 2425 Shattuck Avenue, by:

1. Combining the outstanding principal balances of the two existing loans into one new City loan in the amount of \$970,603;
2. Reducing the interest rate from 6% to 3% simple interest;
3. Extending the loan maturity date by 55 years to September 1, 2082;
4. Waiving the requirement to restrict 20% of units at 30% Area Median Income (AMI) and maintaining affordability requirements at 50% and 60% AMI; and
5. Extending the Regulatory Agreement so that it is coterminous with the new loan maturity date of September 1, 2082.

Current Situation and Effects

On June 23, 2026, 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.

Background

The City of Berkeley's Housing Trust Fund (HTF) program provides loans to housing developers for the acquisition, development, and preservation of affordable housing in

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*Shattuck Senior Homes Loan Modification Request
July 2, 2026*

Berkeley. Many of the older HTF loans executed between late 1990s and early 2000s, such as Shattuck Senior Homes, have 30-year terms and a 6% interest rate (prime rates were between 8.25%-9.0% or more at that time). More recent HTF loans typically have 55-year terms and a 3% interest rate consistent with current HTF Guidelines.

Staff evaluates loan modification requests based on financial necessity, preservation of long-term affordability, stewardship of City investments, and the property's continued physical and financial viability.

Shattuck Senior Homes is a 27-unit affordable senior housing development owned by Shattuck Senior Homes Associates LP with Satellite Affordable Housing Associates as the nonprofit sponsor (Owner). The property serves low-income senior households and remains an important affordable housing resource in Berkeley.

The Owner has requested modification of two existing City HTF loans that are nearing or have reached maturity. The property cannot repay the balloon obligations at maturity and reports limited reserves.

The two existing City loans are summarized below:

- **1996 HTF Loan:** Original principal amount \$679,600. Loan Maturity Date: 6/30/2026. Current principal and interest balance as of April 27, 2026: \$1,820,703, including \$679,600 in principal plus \$1,141,103 in accrued interest to date.
- **1997 HTF Loan:** Original principal amount \$350,000. Loan Maturity Date: August 31, 2027. Current principal and interest balance as of April 27, 2026: \$746,353, including \$291,003 plus \$455,350 in accrued interest to date.

The combined remaining principal balance of the two loans is \$970,603. The combined accrued interest would be due and payable along with remaining principal balance at the end of the extended term.

No additional City funds are being requested. The proposed restructuring would preserve the City's security position while allowing continued operation of the property as affordable senior housing.

Staff Analysis

Staff reviewed the Owner's 20-year operating pro forma, rent schedule, and capital improvement plan. The pro forma assumes annual revenue growth of 2%, annual expense growth of 3%, and a 3% vacancy rate.

*Shattuck Senior Homes Loan Modification Request
July 2, 2026*

Under these assumptions, total property revenue is projected to increase from approximately \$386,156 in 2026 to approximately \$562,557 by 2045. However, operating expenses are projected to grow at a faster rate than revenues. As a result, projected net operating income (NOI) declines gradually over the 20-year period, from approximately \$42,625 in 2026 to approximately \$13,236 by 2036, and becomes negative in the later years.

Debt service coverage is projected at approximately 2.87 in 2026, showing the project has capacity to meet current debt obligations. However, debt service coverage declines over time as operating margins narrow, falling below 2.0 by 2032 and below 1.0 by 2036. These projections reflect the financial challenges commonly faced by older affordable housing developments operating under restricted rents and increasing operating costs.

The proforma includes annual replacement reserve deposits of approximately \$12,183. Replacement reserve balances are projected to increase from approximately \$50,489 in 2025 to more than \$123,000 by 2032. The Owner has also identified significant near-term capital needs, including water intrusion repairs, roof replacement, exterior painting, security system upgrades, paving and walkway repairs, flooring replacement, water heater replacement, and accessibility improvements. The capital improvement schedule projects approximately \$417,000 in capital expenditures during the first five years alone.

These planned expenditures show the ongoing capital needs associated with preserving a nearly 30-year-old affordable housing development. Staff finds that continued deposits to replacement reserves, although not sufficient to meet all the planned capital needs, are necessary to support these improvements and avoid deferred maintenance that could jeopardize the long-term viability of the property. SAHA will need to work on a strategy to complete the financing plan and fill the gap required to address the property's overall capital needs.

The Owner has also requested that the City maintain the affordability requirements established under a 2015 amendment to the Regulatory Agreement rather than require compliance with current HTF requirements that would require 20% of units to be restricted for Extremely Low Income (ELI) households.

The project's existing Regulatory Agreement restricts 15 units at 50% AMI, and 11 units at 60% AMI, though actual tenant incomes currently range from approximately 37% AMI to 44% AMI. Five units currently receive Project-Based Section 8 (PBS8) assistance, which enables rents affordable to very low-income senior households while maintaining adequate project revenue.

Changing the affordability to meet current HTF Guidelines would negatively affect project cash flow. The Owner could designate the five units with PBS8 as ELI, but if

Shattuck Senior Homes Loan Modification Request
July 2, 2026

Berkeley Housing Authority does not renew the PBS8 assistance, the loss of subsidy would reduce annual revenue by approximately \$130,000 to \$150,000.

Staff supports the Owner's request to maintain the existing affordability structure. Shattuck Senior Homes is a small project with limited cash flow from rents. The Owner is committed to serving households at deeper affordability levels, but keeping the restrictions at 50% and 60% AMI allows for greater flexibility, especially if rent subsidies are not available in the future.

Shattuck Senior Homes continues to provide needed affordable housing for seniors, and the City will gain 55 years of affordability without adding new City funding. Requiring immediate repayment of the maturing loans could jeopardize property operations and long-term affordability. Extending the loan term and aligning the Regulatory Agreement with the revised maturity date would support continued affordability while maintaining the City's investment in the project.



Health, Housing, & Community Services
Housing & Community Services Division

To: Housing Advisory Commission

Date: July 2, 2026

From: Anna Cash, Community Development Project Coordinator, Health,
Housing, and Community Services

Mike Uberti, Senior Community Development Project Coordinator, Health,
Housing, and Community Services

Subject: Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

RECOMMENDATION

Recommend City Council adopt a Resolution to update the affordable housing preference policy.

SUMMARY

The Affordable Housing Preference Policy (AHPP) was adopted in July 2023 to advance anti-displacement and historical justice goals. Pilot data from Maudelle Miller Shirek Community (MMSC) and several Below Market-Rate (BMR) lease-ups show that a simplified, ranked-tier system better supports applicants and advances policy goals. This report details data-driven updates to center equity, improve applicant experience, and lower construction carrying costs.

FISCAL IMPACTS OF RECOMMENDATION

The proposed policy will reduce City staff time for administration. Additionally, more efficient leasing creates potential for lower construction loan carrying costs, and more cost-effective use of Housing Trust Fund dollars.

In March 2025, Resources for Community Development (RCD) requested \$1M from the Housing Trust Fund to help cover a \$1.66M financing gap at MMSC. This shortfall was driven by compounding county, utility, and municipal approval delays.

Project delays during the lease-up phase are also highly costly; construction loan interest cost about \$300,000 a month at MMSC. The overall MMSC lease-up took about 15 to 16 months instead of the typical seven to eight months. To the extent that complex preference administrative rules contributed to leasing delays, updating the policy mitigates delays that may increase carrying costs.

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CURRENT SITUATION AND ITS EFFECTS

Policy Recommendation

Staff recommend:

- 1) Shifting the policy from a points-based system to a ranked tier system.
- 2) Consolidating preference categories in order to address challenges with existing categories and elevate what is working well.

Table 1. Current Policy

The current policy utilizes a points-based system, with seven preference categories. After a lottery is conducted, applications are sorted based on the number of total preference points per application, and then by lottery rank within point groups. Applicants who qualify for the BART construction displacement preference are prioritized first.

Preference	Points
Displacement due to BART construction	(First priority)
Displaced due to foreclosure	1
Displaced due to eviction	1
Families with children	1
Homeless OR at-risk of homelessness	1
Ties to redlined areas	1
Ties to redlined areas – historical	1

Table 2. Updated Policy Proposal: Ranked Tiers

The proposed tier system groups applicants by priority, with all applicants in a higher tier considered before units are offered to the next tier down. Under this system, applicants only provide verifying documentation for their highest qualifying preference. Standard affordable housing documentation can be administratively overwhelming for applicants. Reducing this verification burden is an important goal.

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

Tier	Preference
Tier 1 (highest priority)	Displaced due to construction of BART stations in Berkeley
Tier 2 (second priority)	Generational ties to redlined neighborhood in Berkeley – households with children under 18
Tier 3 (third priority)	Generational ties to redlined neighborhood in Berkeley – households without children
Tier 4 (fourth priority)	Current/displaced Berkeley resident – households with children under 18
Tier 5 (fifth priority)	Current/displaced Berkeley resident – households without children
Tier 6	All other applicants

The proposal consolidates categories based on the following lessons from the pilot period:

- Removes homeless priority: A significant majority of homeless applicants did not income-qualify for available units. This severe income mismatch resulted in relatively few housing placements while creating false expectations. The administrative burden was disproportionate to outcomes, and promoting structurally unavailable housing may exacerbate applicant housing trauma.
- Streamlines displacement categories: Consolidates eviction and foreclosure category into a single "displaced from Berkeley" category. This better reflects a multitude of displacement circumstances, reduces policy complexity, and eliminates applicant confusion regarding out-of-city eligibility.
- Consolidates redlining categories: The new proposal prioritizes the redlined neighborhood generational category given substantial overlap with the redlined neighborhood resident category. The pilot revealed that nearly two-thirds of verified redlined neighborhood residents were also verified descendants of redlined neighborhood residents.

The revised policy establishes a sequential tier system that honors historical justice while supporting families with children:

1. **Historical justice (Tier 1):** Eminent domain for BART construction directly displaced Berkeley families and stripped intergenerational wealth. Community engagement determined this group warrants highest priority.
2. **Equity and redlining (Tiers 2 and 3):** The pilot demonstrated that redlined preferences provided a pathway for displaced, long-term residents to return. Families with generational roots in Berkeley’s redlined neighborhoods of South and West Berkeley are harmed by decades of redlining, disinvestment, and

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

subsequent gentrification and displacement. The updated tier system elevates this group more directly.

3. **Families with children first (Tiers 2 and 4):** Within categories of generational roots in redlined neighborhoods and current/displaced Berkeley residents, the policy prioritizes families with children. Families with children may be most vulnerable to and impacted by displacement. National research underscores that low-income single mothers with young children are at the highest risk of eviction.
4. **Current/displaced Berkeley residents (Tiers 4 and 5):** Supports Berkeley residents in staying stably housed, and assists displaced community members to return.

Staff will revise Administrative Guidelines and coordinate with Doorway to implement the tiers. Staff will determine the applicability percentage of the policy by conducting Disparate Impact Analysis (DIA). DIA is a best practice to comply with Fair Housing law.

Pilot Outcomes

Staff worked with RCD, Doorway, Street Level Advisors, and Healthy Black Families (HBF) to conduct a qualitative and quantitative assessment of the preference policy pilot.

The first project to implement Berkeley's AHPP was the 87-unit Maudelle Miller Shirek Community (MMSC). MMSC applications were open in January and February 2024, and lease-up was completed in June 2025. MMSC is located at 2925 Adeline, in the heart of South Berkeley, and the HBF offices are on the ground floor. HBF is the lead community partner on the AHPP.

Data from the MMSC lease-up revealed operational successes alongside systemic constraints. Table 3 outlines verification outcomes from the pilot.

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

Table 3. MMSC Preference Application Outcomes

Preference	% of Verified Applications¹	% of Verified Applicants Under-Income	Tenants Moved In w/ preference
BART displacement	1%	0%	1
Eviction	26%	66%	1
Foreclosure	35%	56%	1
Redlined neighborhood resident	22%	24%	11
Redlined neighborhood resident descendant	29%	35%	13
Homeless/at-risk of homelessness	18%	69%	21
Family with children	55%	19%	23

Table 4. MMSC Tenants in Preference Units, by Number of Preferences

Number of Preferences	Number of Tenants Moved into Preference Units	% of Total
No Preferences	23	41%
One Preference	9	16%
Two Preferences	14	25%
Three Preferences	6	11%
Four Preferences	4	7%

As shown in Table 4, four points was the highest number of preferences for households moving into MMSC preference units. Redlined neighborhood descendants are highly represented in the highest point categories. Specifically, descendants comprised all households with four points, two-thirds of those with three points (representing 80% of all households with three or more points), and half of all households with two or more points,

¹ Shows percentage of processed applications that were verified. "Processed" means at least one preference was verified or denied. "Verified" means leasing staff confirmed eligibility.

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

MMSC Lessons Learned by Preference Category

BART Displacement

Only one household moved into the MMSC project utilizing a BART construction displacement certificate. Although 205 applicants claimed this preference, three households ultimately qualified for the certificate. Leasing staff shared that the verification bottleneck of needing to process these top-priority households first led to lease-up delays. This points to the need for established response timelines for preference verification. Applicants to San Francisco preferences have five business days to reply to phone and email outreach from leasing staff.

There were some timeline constraints given that MMSC lease-up began the same month that the preference policy became effective. Over time, more certificates have been issued. As of June 2026, 15 BART certificates have been issued, representing five families impacted by BART construction.

Foreclosure and Eviction

The foreclosure and eviction preferences were both underutilized, with only two households moving in using these preferences (one via each category). The primary barrier to successful placement was a financial mismatch: 66% of applicants who qualified for the eviction preference and 56% of qualified foreclosure households were under-income for the available units.

Beyond income barriers, there may have been a lack of clarity around geographic eligibility. The City administered a certificate for the foreclosure preference. As of June 2026, eleven certificates have been issued. Over 50% of certificate applications provide very little information, or the foreclosure they referenced did not take place in Berkeley. MMSC leasing staff shared that many applicants did not understand the requirement that foreclosures and evictions must have taken place within Berkeley. This was also a challenge with the BART construction displacement certificate.

Redlined Neighborhood Ties

The redlined neighborhood preferences were the most effective categories in the MMSC lease-up, yielding a total of 17 household move-ins. Within this group, 13 households qualified as descendants of a redlined neighborhood resident, and 11 qualified as direct residents, with a high overlap of 65% of verified residents also qualifying as verified descendants. In contrast to the homeless, foreclosure, and eviction categories, only 37% of verified redlined neighborhood descendants were under-income for the available units. Additionally, leasing staff reported that these categories were among the most straightforward to verify administratively.

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

Families with Children

41% of MMSC applicants claimed the families with children preference. Of the applications reviewed, 55% were successfully verified, resulting in 23 families moving into the building.

70% of applicants claiming this preference applied for no other preference categories. The preference required only that applicants have children, with no connection to Berkeley. This outcome underscores the need to explicitly couple the category with local residency or displacement requirements to effectively prioritize families with existing Berkeley ties.

Homeless/At-Risk of Homelessness

Operationalizing this preference required a high administrative burden relative to successful outcomes. Given nuanced eligibility criteria, the HHCS Homeless Services was required to review eligibility on nearly 900 verification forms.

Only 18% of applicants reviewed for the homeless/at-risk preference were able to be verified; this is the lowest approval rate of any category outside of BART displacement. The primary barrier to housing placement was financial mismatch: 69% of the verified households in this category were ultimately under-income for the available MMSC units.

A total of 21 households utilized this category to successfully move into units. However, leasing staff reported that the vast majority of the households that moved in qualified under the broad "at-risk" definition rather than experiencing active homelessness. Three-quarters of the households that successfully leased up through this category also held other preferences.

BMR Property Pilot

As of June 2026, two BMR properties have completed lease-up with a total of five preference units. Another nine BMR properties are currently leasing up with preferences.

At one property, three units utilized preferences: one household qualified with two points for redlined neighborhood ties and foreclosure, another with two points for redlined neighborhood ties and children, and a final household moved into a BMR unit with zero points. At the second property, both units were filled by households with children who qualified with one point each. Some BMR units are reserved for Housing Choice Voucher-holders; those units have a smaller pool to draw from and may be more challenging for preference implementation.

BMR property managers and City staff identified administrative challenges. Property managers reported verification delays from contacting applicants and explaining preferences, and processing unverifiable preference claims. City staff who work directly

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

with BMR property managers emphasized the administrative burden of explaining the policy to leasing staff, especially given frequent staff turnover at BMR properties. BMR property managers do not have the same institutional knowledge as the nonprofit managers at HTF projects. There can be confusion between income and preference verification, given that BMR processes are often new to these property managers. Staff also shared that there are preference data tracking challenges with these lease-ups.

BACKGROUND

The City Council adopted the preference policy on July 11, 2023. The policy became effective on January 1, 2024.

The City partnered with HBF and with Street Level Advisors on the following research efforts to better understand the impact of the policy at MMSC and BMR properties, as well as challenges and opportunities. Research efforts include:

- Analysis of MMSC leasing data by Street Level Advisors
- Research on MMSC resident experiences led by HBF:
 - MMSC resident survey
 - In-depth MMSC resident interviews (ongoing)
- Stakeholder interviews led by City staff with the following groups:
 - Homeless service providers, Bay Area Community Services (BACS) and Women's Daytime Drop-In Center (WDDIC)
 - City of Berkeley Asset Management and Preservation team (BMR properties)
 - City of Berkeley Homeless Services team
 - Metropolitan Transportation Commission (MTC)-Doorway staff
 - RCD and John Stewart Company
 - City staff in San Francisco
 - City staff, nonprofit, and community development corporation in East Palo Alto

The City also held a joint MMSC stakeholder meeting on May 21, 2026 to discuss revised policy proposals. Attendees included HBF, John Stewart Company, MTC-Doorway, and RCD. Staff also held follow-up meetings with these partners in June 2026.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Displacement can lead to commutes into Berkeley as displaced people continue to return to their community of origin for school, work, faith institutions, healthcare, and/or social networks. A preference policy can help reduce greenhouse gas (GHG) emissions associated with these longer commutes by reducing or reversing displacement of those with ties to Berkeley.

RATIONALE FOR RECOMMENDATION

Lessons from the pilot period suggest that simplification of the policy to a ranked tier system and consolidation of categories is necessary to better support applicants. The updated policy proposal builds on strengths of the existing policy and addresses its challenges.

Policy Strengths

Redlined Preferences

Redlined neighborhoods experienced decades of disinvestment that promoted gentrification and displacement. The outcomes of the redlining preferences, combined with HBF's MMSC tenant survey data, suggest that these preferences provided a pathway for displaced long-term residents to return to the community. In HBF's MMSC tenant survey, 65% of those answering indicated that they applied to MMSC because they "wanted to return to South Berkeley."

21 out of 25 respondents agreed that the policy successfully met its goal to "prioritize displaced families from Berkeley." This impact is particularly meaningful for long-term community ties; of the 22 surveyed residents with previous Berkeley residency, nine households had lived in the city for over 20 years. One survey respondent highlighted the profound personal impact of the policy: "It was fair, and truly a blessing. Affordability in Berkeley had been out of reach for me since I left my mom's house in 1984."

BART Database, Certificates, and Library Partnership

Staff used Public Records Act (PRA) requests to BART to compile a database of property owners who were displaced due to the construction of BART in the 1960s. Staff also established a BART Construction Displacement Certificate program, with applications available through the City website. City staff work with applicants on verification; this pre-verification reduces burden for leasing staff.

Of the fifteen BART certificates issued to date, eleven certificates traced back to ancestors in the database. Other certificate holders were able to provide their ancestors' addresses, but the ancestors did not appear in the database since they were renters. In those cases, applicants were required to provide proof of address for their ancestors.

HHCS Staff established a partnership with the Berkeley Public Library (BPL) historian, who supports applicants in looking for proof of address documentation for ancestors. BPL has institutional accounts for Ancestry.com and other directories with historical records. In the cases where an applicant's ancestor did not appear in the BART database, the library was able to support them in locating proof of address for their ancestors. BPL also supported applicants looking for proof of address for the redlined neighborhood descendant preference.

Challenges & Constraints

Policy Complexity

The high number of total preferences combined with the accumulated point system made the policy difficult to implement and monitor, and proved challenging for applicants to understand. In-depth HBF resident interviews indicated that some MMSC residents are not aware of the preferences. Information overwhelm with seven distinct preferences may have contributed to confusion about the requirement for preferences to tie back to Berkeley.

Many applicants apply to listings on their phones in a short amount of time. The ease of the online application also makes a layered, complicated policy difficult to convey.

The updated policy proposal consolidates eviction and foreclosure category into the “Displaced from Berkeley” category. This consolidation better reflects varied displacement circumstances, reduces overall policy complexity, and cuts down on applicant confusion regarding out-of-city eligibility.

Conversations with partner organizations about innovative outreach methods noted that a consolidated policy could support more effective outreach. Seven preferences utilizing a points-based formula was also challenging for leasing staff to implement and made tracking challenging. A more streamlined policy lends itself to improved data systems and reporting, in order to best understand policy outcomes.

Unverified Preference Claims

The majority of preferences that applicants claimed were not able to be verified. As demonstrated in Table 3, the only preference that more than half of applicants were able to verify was the children preference. The BART preference had the lowest verifiable rate; only 1%, or 3 out of 205 applicants, were able to verify the preference. The homeless preference had the second lowest verification rate; 18% of applications processed were able to be verified. This preference had broad/subjective criteria for the at-risk category; the rate of applicants who verified as actively homeless was likely much lower.

Applicants indicating preferences they cannot ultimately verify is a common phenomenon in preference policies. This can lead to processing delays that push back lease-ups and move-ins. To the extent that streamlining preferences increases clarity for applicants, this may reduce unverifiable preference claims. There is also likely some level of unverifiable claims that is not possible to mitigate. Streamlining preferences and establishing clear timelines for submission of eligibility documentation can help reduce problematic delays.

Income Mismatch

Many people who qualify for preferences may be under-income for Low-Income Housing Tax Credit (LIHTC) affordable housing. For eviction, foreclosure, and homelessness preferences, the vast majority of applicants were screened out because their incomes were too low to qualify.

Data from the Alameda County Housing Portal showed that approximately 46% of applicants to MMSC reported incomes below 20% Area Median Income (AMI). It is important to note that these are self-reported incomes. This high share of extremely low-income applicants may have been due to the presence of Project-Based Vouchers (PBVs) in the project; PBVs provide unit-based rental subsidy so that tenants pay no more than 30% of income on rent. The MMSC lease-up aligns with broader Bay Area trends, in which housing portal lease-ups generally see the largest share of extremely low-income applicants, followed by low-income applicants, and so on. Regardless, this highlights the fact that preferences can only be utilized to the extent that qualified applicants are otherwise eligible for the available affordable housing units.

Homeless and At-Risk of Homelessness Verification Realities

Establishing a homeless preference on LIHTC units without deep rental subsidies creates a structural mismatch. Because LIHTC buildings have minimum incomes, the vast majority of homeless/at-risk applicants were financially disqualified. Broader data underscores this economic barrier. The median monthly household income of California Statewide Study of People Experiencing Homelessness participants in the six months prior to homelessness was \$960, or about \$11,500 annually.

The policy was originally designed to target lower-acuity individuals who did not qualify for Permanent Supportive Housing (PSH) in order to mitigate this income mismatch, prioritize housing retention, and avoid overwhelming affordable housing properties with unfunded service needs. This complex nuance was unclear to applicants.

Interviews with homeless service providers emphasized that promoting structurally unavailable housing creates false expectations, and may exacerbate existing trauma surrounding housing searches for unhoused residents.

In a region of widespread housing precarity, the "at-risk of homelessness" category proved too broad to be a meaningful policy metric. This breadth made it difficult to verify eligibility accurately and, according to homeless service providers involved in verification, undermined the prioritization of the most acutely in-need individuals.

Administrative effort and applicant burden for the homeless/at-risk category were disproportionate to actual housing outcomes. Housing preferences cannot substitute for dedicated, fully funded supportive housing systems. The City and the Berkeley Housing Authority more effectively serve homeless people through targeted infrastructure

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

specifically designed for extremely low-income households. These include: Permanent Supportive Housing (PSH), project-based vouchers (PBVs), the Shelter Plus Care program, interim housing options, the Housing Retention Program, and wraparound supports.

These specialized systems provide the necessary support and subsidy alignment that general affordable housing preferences cannot.

Opportunities

Honoring Intersectionality

The current points system attempted to capture intersectionality, or the cumulative disadvantage faced by families qualifying for multiple displacement-related preferences. This system required applicants to document and verify each compounding preference. The proposed tier system honors this complexity by establishing a right of return for those harmed by decades of redlining, disinvestment, and gentrification in Berkeley, without requiring applicants to produce overwhelming documentation.

Pilot data supports this design: 80% of households with three or four preference points (the highest number of preference points in the MMSC pilot) were descendants of redlined neighborhood residents. Prioritizing generational roots in redlined neighborhoods elevates households facing the most layered displacement circumstances. This directs Berkeley's affordable housing to those most impacted by systemic discrimination.

Integration with Doorway

City staff collaborated with the Alameda County Housing Portal on a post-application survey of MMSC applicants. Over 80% of the 855 respondents found instructions clear and indicated that they knew how to respond. Since that pilot, the Alameda County Housing Portal has rolled into Doorway, the Bay Area's regional affordable housing platform with over 500,000 active users.

Transitioning to a tier-based system is required for full Doorway integration because points-based formulas are not supported regionally at this time. Currently, Doorway cannot automate or audit Berkeley's lotteries, forcing Doorway staff to run them manually. This operational mismatch results in non-standard listings where applicants receive their lottery number in an emailed document instead of in the portal. These lottery positions continually shift as preferences are verified, which is challenging for applicants and leasing staff, and for long-term outcome tracking.

A tier system allows Doorway to automate and audit Berkeley's lotteries, ensuring Berkeley listings conform to regional standards. Automation and audits reduce human error, ensure qualified applicants receive their intended preferences, and increase

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

accountability for the process. For example, a recent audit caught a technical glitch that had left non-English preference responses blank. Due to the audit, staff were able to reach out to applicants to correct the affected files.

A typical Doorway listing provides applicants with direct, reliable access to their lottery positions. Under this model, applicants hold a stable rank within a clear tier; if they cannot verify a claimed preference, they simply drop to their position in the next qualifying tier without triggering a re-sort of the entire applicant pool.

Doorway is currently designed to support preferences via tiers. Other jurisdictions that implement preferences via Doorway also use tiers. Doorway is the most effective and efficient way to reach people and ensure easy and accessible application process. Using a tier system will make Berkeley's application a consistent experience for applicants and minimize confusion.

ALTERNATIVE ACTIONS CONSIDERED

Alternative actions include:

- Maintain the existing policy.
 - Continuing the homeless preference could lead to ongoing false expectation, causing more harm than good in a population with housing trauma.
 - Continuing the points system along with the foreclosure and eviction preferences could continue ongoing lease-up delays without proportional policy impact.
- Maintaining the points system, but consolidating categories to reflect pilot lessons (for example, removing the homeless category, and combining displacement circumstances into one displacement category). This option has substantial limitations:
 - Maintains the heaviest documentation burden for those who qualify for the most preferences.
 - Precludes current full integration with Doorway, which means the policy could not utilize automated lotteries or lottery audits. This leaves more room for human error in ensuring that applicants receive preferences they qualify for.
 - Continues a lack of transparency for applicants. With a points system, lottery position changes due to re-sorting, and applicants have limited clarity on these changes. Additionally, without Doorway automation,

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

Berkeley lottery lists are emailed instead of appearing in an applicant's Doorway profile in a clear manner consistent with other cities' listings.

Opportunities for Future Exploration

Lessons from the MMSC pilot point to systemic housing challenges that extend beyond the scope of a preference policy. Chief among these is the structural mismatch between LIHTC rents and applicant incomes.

Deeply Affordable Housing

High demand for extremely low-income housing at MMSC highlights Berkeley's critical need for deeply affordable units. This includes Permanent Supportive Housing (PSH) as well as deeper affordability for independent households with lower supportive service needs.

Meeting minimum income floors is particularly challenging in high AMI regions like Alameda County. Over the past decade, Alameda County's inflation-adjusted AMI increased by 24%. The median income for a family of four is \$162,800 in 2026. Affordable housing built using federal tax credits (LIHTC) predominantly target 50% and 60% AMI brackets. Household monthly income must be twice the monthly rent in order to qualify. Approximately 64% of applicants to MMSC reported incomes of 30% AMI or lower, and would not qualify for 50% or 60% AMI LIHTC units.

Staff identified three areas for future exploration to bridge these gaps:

- Targeted Voucher Integration: San Francisco addresses this income mismatch by partnering with its housing authority to place preference-qualified applicants who are under-income for LIHTC units into Project-Based Voucher units.
- Social Housing Planning: The 2025 Berkeley Social Housing Study recommended developing an Affordable Housing Strategic Plan to map specific income targets and sub-populations. The goal of such a plan is to design a human-centered, life-stage responsive social housing system that addresses persistent structural gaps.
- Guaranteed Income Pilots: Council referred to staff research on guaranteed income pilots, which could supplement baseline earnings and allow extremely low-income households to meet mandatory income floors.

Holistic Support for Returning Berkeleyans

Displaced residents returning to Berkeley may need housing navigation, mental health support, and wraparound services that extend beyond traditional property management. Future strategies should align the City's preference-based pipeline with existing community-based infrastructure to assist applicants with preference documentation and

Affordable Housing Preference Policy: Pilot Assessment and Policy Updates

connect returning residents with culturally specific wellness and peer stabilization networks.

CONTACT PERSON

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Attachments:

1: Resolution

Exhibit A: Preference Categories

2: Comparison Between Current and Proposed Preference Policy

3: Proposed Displacement Criteria

RESOLUTION NO. ##,###-N.S.

AMENDING AN AFFORDABLE HOUSING PREFERENCE POLICY FOR
AFFORDABLE UNITS DEVELOPED WITH CITY SUBSIDY AND THROUGH THE
BELOW MARKET RATE PROGRAM

WHEREAS, City Council adopted Resolution No. 70,960-N.S. on July 11, 2023 “Adopting a Housing Preference Policy for Affordable Units Developed with City Subsidy and through the Below Market Rate Program”, with an effective date of January 1, 2024; and

WHEREAS, the Housing Preference Policy, as adopted in 2023, was subject to a pilot evaluation at Maudelle Miller Shirek Community and several Below Market Rate properties; and

WHEREAS, in the 1960s and 1970s, Bay Area Rapid Transit (“BART”) bought blocks of homes, in some cases invoking eminent domain, in order to build BART stations in Berkeley, displacing residents of South Berkeley and North Berkeley in the process. Those who lost their homes due to BART construction forewent intergenerational wealth-building; and

WHEREAS, redlining led to patterns of disinvestment in Berkeley’s redlined neighborhoods, which were predominantly populated by people of color. Redlining limited homeownership and housing stability in these neighborhoods, with compounding generational effects. These patterns continue to enable gentrification; approximately 83% of today’s gentrifying areas in the East Bay were rated as “hazardous” (red) or “definitely declining” (yellow) by the government-sponsored corporation that introduced redlining; and

WHEREAS, families with children may be most vulnerable to and impacted by displacement. National research underscores that low-income single mothers with young children are at the highest risk of eviction; and

WHEREAS, the City of Berkeley (“City”) provides funding to support affordable housing development through the Housing Trust Fund program; and

WHEREAS, the City creates affordable housing via the City’s Inclusionary Housing Requirements (Berkeley Municipal Code Section 23.328), requiring new market-rate residential developments to include Below Market Rate affordable housing units; and

WHEREAS, the amended policy is consistent with Berkeley’s General Plan Housing Element goals; and

WHEREAS, on June 2, 2022, the City of Berkeley and BART adopted the City and BART Joint Vision and Priorities for Transit-Oriented Development at the Ashby and North

Berkeley BART Stations that included a shared priority for displacement prevention that states that “affordable housing should provide a preference for residents of Berkeley who are facing displacement, or who have been displaced from Berkeley in the past due to economic or discriminatory reasons”; and

WHEREAS, California Senate Bill (SB) 649 was adopted by the State of California in September 2022 to establish that it is the State’s policy that lower-income individuals residing in neighborhoods and communities experiencing significant displacement, as specified, need access to housing that is affordable and assists in avoiding displacement, and that a local tenant preference adopted pursuant to the bill’s provisions is subject to the duty of public agencies to affirmatively further fair housing.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

1. Adopts the amended Affordable Housing Preference Policy, as set forth in Exhibit A to this Resolution and incorporated by this reference, that applies to new affordable housing units created by the City’s Housing Trust Fund and Below Market Rate programs;
2. Authorizes the City Manager to adopt guidelines to administer the Housing Preference Policy as amended, and take any other action with respect to the policy consistent with this resolution and its purpose;
3. Establishes this Affordable Housing Preference Policy shall be applied only to the extent allowed by Fair Housing law and other government agency funding sources; and
4. Establishes the Affordable Housing Preference Policy, as amended by this resolution, shall take effect January 1, 2027.

BE IT FURTHER RESOLVED, Resolution No. 70,960-N.S. is hereby rescinded and is of no force or effect on any applicable Housing Development Project that obtains City approval of its required Marketing Plan submission after the effective date of this resolution.

Exhibits

A: Exhibit A. Preference Categories

Exhibit A. Preference Categories, as Amended (2026)

Tier	Preference
Tier 1 (highest priority)	Displaced due to construction of BART stations in Berkeley
Tier 2 (second priority)	Generational ties to redlined neighborhood in Berkeley – households with children under 18
Tier 3 (third priority)	Generational ties to redlined neighborhood in Berkeley – households without children
Tier 4 (fourth priority)	Current/displaced Berkeley resident – households with children under 18
Tier 5 (fifth priority)	Current/displaced Berkeley resident – households without children

Attachment 2: Comparison Between Current and Proposed Preference Policy

Current Preference	Pilot Implementation Lessons	Proposed Changes
BART construction	<ul style="list-style-type: none"> Underutilized, but timing challenge with pilot 	Tier #1
Eviction	<ul style="list-style-type: none"> Underutilized High % under-income 	Consolidate into current/displaced Berkeley resident
Foreclosure	<ul style="list-style-type: none"> Underutilized High % under-income 	Consolidate into current/displaced Berkeley resident
Redlined neighborhood resident	<ul style="list-style-type: none"> Redlined preferences most effective 	Combine into current/displaced Berkeley resident, and redlined neighborhood descendant where applicable
Redlined neighborhood descendant	<ul style="list-style-type: none"> Redlined preferences most effective 	Tier #2 and Tier #3
Homeless or at-risk of homelessness	<ul style="list-style-type: none"> High % under-income High burden & false expectation 	Combine into current/displaced Berkeley resident (includes unhoused applicant with former address in Berkeley)
Families with children	<ul style="list-style-type: none"> Preference well-utilized, but often not connected to Berkeley ties 	Tier #2 and Tier #4 (combined with Berkeley redlined descendant preference, and current/displaced Berkeley resident preference)

Attachment 3: Proposed Displacement Criteria

(For inclusion in Administrative Guidelines)

Displacement may include moving out of Berkeley due to:

- City Code Enforcement activities or building condemnation
- Property foreclosure
- Domestic violence situations
- Natural disaster or other emergency
- Economic displacement
 - Rent increase
 - Personal financial shocks or changes in household income
- Evictions and forced move-outs, including those related to:
 - Formal or threatened eviction (including no-fault eviction, such as owner move-in)
 - Constructive eviction (forced to leave a unit due to unlivable housing conditions, a severe loss of housing services, or documented harassment, discrimination, or retaliation by a landlord or neighbors)



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

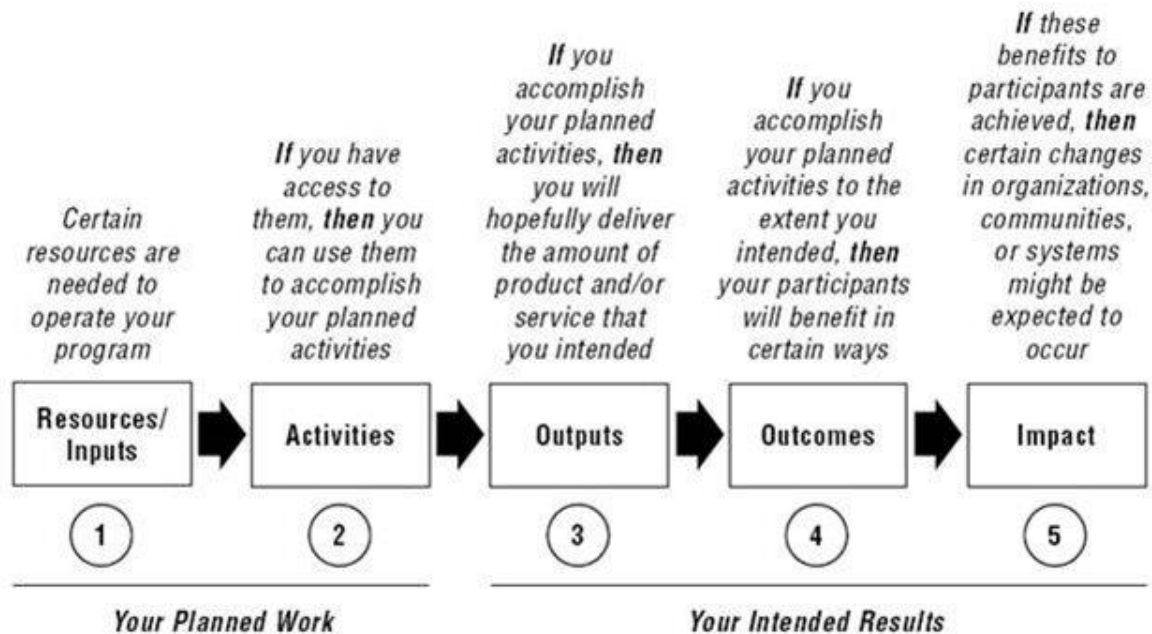
Attachments:

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)

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~~ **policy** 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, ~~preserves~~ **repairs and maintains** present affordable housing stock, and **improves the accessibility of these facilities to people with disabilities.**