



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

APPROVED MINUTES

Regular Meeting Thursday, September 5, 2024 7:10 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell (arrived 7:18 pm), Truman Braslaw, Mari Mendonca, Keyanna Ortiz-Cedeño, and Debbie Potter.

Absent: Nico Calavita (unexcused), Karen Haycox (excused), David Shere (excused), and Leah Simon-Weisberg (excused).

Staff Present: Rhianna Babka, Tanya Bustamante, Anna Cash, Asavari Devadiga, Kat Larrowe, and Jenny Wyant

Commissioners in attendance: 5 of 6

Members of the public: 14

Public Speakers: 4

2. Land Acknowledgement

3. Agenda Approval

Action: M/S/C (Braslaw/Ortiz-Cedeño) to approve the agenda, with the amendment of moving items 10a and 10b to directly follow item 6.

Vote: Ayes: Braslaw, Mendonca, Ortiz-Cedeño, and Potter. Noes: None. Abstain: None.
Absent: Bell (arrived 7:18 pm), Calavita (unexcused), Haycox (excused), Shere (excused), and Simon-Weisberg (excused).

4. Public Comment

There were no speakers during public comment.

5. Approval of July 11, 2024 Meeting Minutes

Action: M/S/C (Mendonca/Ortiz Cedeño) to approve the July 11, 2024 Regular Meeting minutes.

Vote: Ayes: Braslaw, Mendonca, Ortiz-Cedeño, and Potter. Noes: None. Abstain: None.
Absent: Bell (arrived 7:18 pm), Calavita (unexcused), Haycox (excused), Shere (excused), and Simon-Weisberg (excused).

6. Discussion and Possible Action: City of Berkeley’s Draft Consolidated Annual Performance and Evaluation Report (CAPER) for Federal Program Year 2023 (July 2023 through June 2024)

7. Discussion and Possible Action: Age-Friendly Action Plan Referral

Action: M/S/C (Ortiz-Cedeño/Bell) to form a subcommittee to address affordable housing needs for seniors in the City of Berkeley as part of the Age-Friendly Action Plan Update for the period of September 2024 through August 2025 comprised of Commissioners Mendonca and Shere.

Vote: Ayes: Bell, Braslaw, Mendonca, Ortiz-Cedeño, and Potter. Noes: None. Abstain: None. Absent: Calavita (unexcused), Haycox (excused), Shere (excused), and Simon-Weisberg (excused).

8. Discussion and Possible Action to Recommend Housing Trust Fund Funding for the BUSD Workforce Housing and St. Paul Terrace Affordable Housing Projects

Public Speakers: 4

Action: M/S/C (Mendonca/Ortiz-Cedeño) to recommend that City Council:

1. Reserve an additional \$2,000,000 for Satellite Affordable Housing Associates (SAHA) and Abode Communities’ Berkeley Unified School District (BUSD) Workforce Housing project; and
2. Reserve an additional \$3,504,319 for Community Housing Development Corporation of North Richmond’s (CHDC) St. Paul Terrace project with the following conditions:
 - a. Funds shall be reserved for a period of no more than 18 months from the date of Council approval, contingent on the development team obtaining all required land use approvals of the property and securing commitments for project funding that the City Manager or designee deems sufficient within the reservation period.
 - b. CHDC shall apply to alternative funding sources with the intent of reducing the need for these additional City funds. CHDC shall provide updates to the City on the applications submitted and the outcomes.

Vote: Ayes: Bell, Braslaw, Mendonca, Ortiz-Cedeño, and Potter. Noes: None. Abstain: None. Absent: Calavita (unexcused), Haycox (excused), Shere (excused), and Simon-Weisberg (excused).

9. Discussion and Possible Action: Re-appoint the Arts and Housing Subcommittee

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

- a. Substantial Amendments to the PY2018, PY2019, PY2020, and PY2021 Annual Action Plans to Reallocate Community Development Block Grant (CDBG) Funding to the City’s Public Facility Improvement Program (7/23/2024)
- b. Public Facility Improvement Program Funds for Insight Housing’s (formerly Berkeley Food and Housing Project) Dwight Way Center (7/23/2024)

- c. Zoning Ordinance and General Plan Amendments Relating to Middle Housing (7/23/2024)
- d. Placing the Berkeley Tenant Protection and Right to Organize Act and Funding for Housing Retention on the November 5, 2024 Ballot (8/5/2024)
- e. 2024-25 Housing Advisory Commission Work Plan (9/10/2024)

11. Announcements/Information Items

12. Future Items

13. Adjourn

Action: M/S/C (Ortiz-Cedeño/Mendonca) to adjourn at 9:00 pm.

Vote: Ayes: Bell, Braslaw, Mendonca, Ortiz-Cedeño, and Potter. Noes: None. Abstain: None. Absent: Calavita (unexcused), Haycox (excused), Shere (excused), and Simon-Weisberg (excused).

Approved: _____, *Anna Cash*, Anna Cash, Secretary