



Housing Advisory Commission

HOUSING ADVISORY COMMISSION
Monday, December 2, 2024

APPROVED MINUTES

Special Meeting Monday, December 2, 2024 7:08 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell, Truman Braslaw, Karen Haycox, Debbie Potter, David Shere, and Alfred Twu.

Absent: Mari Mendonca, Keyanna Ortiz-Cedeño, and Leah Simon-Weisberg.

Staff Present: Asavari Devadiga and Mike Uberti

Commissioners in attendance: 6 of 9.

Members of the public: 5

Public Speakers: 3.

2. Land Acknowledgement

3. Agenda Approval

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

Vote: Ayes: Bell, Braslaw, Haycox, Potter, Shere, and Twu. Noes: none. Abstain: none.
Absent: Mendonca, Ortiz-Cedeño, and Simon-Weisberg.

4. Public Comment

There was one speaker during public comment.

5. Approval of October 10, 2024 Meeting Minutes

Action: M/S/C (Haycox/Braslaw) to approve the October 10, 2024 Regular Meeting minutes.

Vote: Ayes: Bell, Braslaw, Haycox, Potter, Shere, and Twu. Noes: none. Abstain: none.
Absent: Mendonca, Ortiz-Cedeño, and Simon-Weisberg.

6. Discussion and Possible Action to Approve the 2025 Housing Advisory Commission Meeting Calendar

Action: M/S/C (Bell/Shere) to approve the 2025 Housing Advisory Commission Meeting Calendar

Vote: Ayes: Bell, Braslaw, Haycox, Potter, Shere, and Twu. Noes: none. Abstain: none. Absent: Mendonca, Ortiz-Cedeño, and Simon-Weisberg.

7. Discussion and Possible Action on MLK House Predevelopment Funds and Haste Street Rehabilitation Funds

Action: M/S/C (Haycox/Bell) to recommend that the City Council:

- Authorize the City Manager or designee to disburse up to \$320,000 of Insight Housing's loan for MLK House for predevelopment; and
- Reserve \$500,000 for Northern Community Land Trust's rehabilitation of 2207

Vote: Ayes: Bell, Braslaw, Haycox, Potter, Shere, and Twu. Noes: none. Abstain: none. Absent: Mendonca, Ortiz-Cedeño, and Simon-Weisberg.

8. Update Possible Action on Inclusionary Housing In-Lieu Fee Recommendations
Public Comment: 3

Action: M/S/C (Shere/Twu) Recommend the City Council take the following actions:

- Adopt a resolution setting the Inclusionary Housing In-Lieu fee at \$56.25 per square foot of the Residential Unit Floor Area (RUFA) of a Housing Development Project; and
- Include a provision in the resolution to allow a project paying the full In-Lieu fee instead of providing Affordable Units to deduct 5,000 square feet from the RUFA calculation with the exception that the exemption will not apply to detached homes; and
- Include a provision in the resolution dedicating 80% of Very Low-Income Units for Section 8 and Shelter Plus Care voucher holders; and
- Continue to adjust the fee biennially by the Construction Cost Index (CCI) starting on July 1, 2025; and
- Adopt an amendment to Berkeley Municipal Code (BMC) Chapter 23.328 to remove the exemption for projects with 5,000 square feet or less of RUFA; and
- Conduct a new economic feasibility study on the in-lieu fee within three years following the adoption of any Middle Housing zoning amendments.

Vote: Ayes: Bell, Braslaw, Haycox, Potter, Shere, and Twu. Noes: none. Abstain: none. Absent: Mendonca, Ortiz-Cedeño, and Simon-Weisberg.

9. 2024 Statewide Housing Legislation Update

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

11. Announcements/Information Items

12. Future Items

13. Adjourn

Action: M/S/C (Shere/Bell) to adjourn meeting at 10:02 pm.

Vote: Ayes: Bell, Braslaw, Haycox, Potter, Shere, and Twu. Noes: none. Abstain: none.
Absent: Mendonca, Ortiz-Cedeño, and Simon-Weisberg.

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