



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Regular Meeting Thursday, September 4, 2025 7:08 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 at 7:16 pm), Debbie Potter, David Shere, Leah Simon-Weisberg (arrived at 7:18 pm), and Alfred Twu.

Absent: Sean Vaughn Scott (unexcused).

Staff Present: Jiro Arase, Lourdes Chang, Mike Uberti, Jenny Wyant, and Snow Zhu.

Commissioners in attendance: 7 of 8.

Members of the public: 10

Public Speakers: 1

2. Land Acknowledgement

3. Agenda Approval

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

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

4. Public Comment

There was one speaker during public comment.

5. Approval of July 17, 2025 Special Meeting Minutes

Action: M/S/C (Potter/Haycox) to approve the July 17, 2025 Special Meeting minutes.

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

6. Discussion and Possible Action: Loan Modification Requests for Housing Trust Fund Projects

Public Speakers: 0

Action: M/S/C (Potter/ Simon-Weisberg) to recommend City Council to:

1. Extend Resources for Community Development's existing Housing Trust Fund (HTF) loan for Hearst Street Apartments for five years and reduce the interest rate for the remaining term to 3% simple interest. The principal amount of \$916,000 will remain the same.

2. Combine South Berkeley Neighborhood Development Corporation's three HTF loans for Lorin Station into a new loan in the amount of \$1,230,117, with 0% interest and a new loan maturity date of May 7, 2079, to align with their 2021 emergency rehab loan. The Regulatory Agreement will have a term of May 7, 2079, to be coterminus with the loan maturity date.
3. Refinance Addison Court Housing Cooperative's existing HTF loan new loan into a new loan with a 55-year term and 3% simple interest. The principal amount of \$150,000 will remain the same. The Regulatory Agreement will have a term of November 1, 2080, to be coterminus with the loan maturity date.
4. Authorize the City Manager or their designee to execute all documents required to effectuate these actions, including amendments to existing loan agreements.
5. Forgive the accrued interest as of the effective date of the new and/or amended loan for each new loan for Hearst Street Apartments, Lorin Station, and Addison Court Housing Cooperative.
6. Direct staff to examine the HTF administrative guidelines to update the standards for interest rates and accrued interest for future HTF loans.

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

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

8. Discussion and Possible Action: Commission Work Plan

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.

9. Discussion and Possible Action: Social Housing Recommendations

Action: M/S/C (Shere/ Potter) to adopt the Social Housing ad-hoc committee's recommendations memorandum to the City Council as amended and share the revised memorandum with City Council for the September 30, 2025 Social Housing Work Session.

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

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

11. Announcements/Information Items

12. Future Items

13. Adjourn

Action: M/S/C (Potter/Shere) to adjourn at 9:05 pm.

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