



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Regular Meeting Thursday, October 9, 2025 7:02 pm	South Berkeley Senior Center 2939 Ellis Street Snow Zhu, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell (arrived at 7:04 pm), Syrak Micael, Debbie Potter, David Shere (arrived at 7:04 pm), Leah Simon-Weisberg, and Alfred Twu.

Absent: Karen Haycox (excused), Sean Vaughn Scott (unexcused).

Staff Present: Lourdes Chang, Mike Uberti, and Snow Zhu.

Commissioners in attendance: 6 of 7.

Members of the public: 3

Public Speakers: 0

2. Land Acknowledgement

3. Agenda Approval

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

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

4. Public Comment

There were zero speakers during public comment.

5. Approval of September 4, 2025 Regular Meeting Minutes

Action: M/S/C (Bell/Twu) to approve the September 4, 2025 Regular Meeting minutes.

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

7. Discussion and Possible Action: Loan Modification Requests for Housing Trust Fund Loans at 2577 San Pablo Avenue (Margaret Breland Homes) and 3250 Sacramento Street (Mable Howard Apartments)

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

1. Approve the transfer of two existing Housing Trust Fund (HTF) properties – Margaret Breland Homes and Mable Howard Apartments - to Berkeley Senior Recap, L.P. (Partnership), a newly formed ownership entity for the purpose of applying for Low-Income Housing Tax Credits (LIHTC). An affiliate of Resources for Community

Development will serve as the Managing General Partner, with a tax credit investor to be identified at the close of the construction loan.

2. Approve the addition of the future tax credit investor limited partner to enter Berkeley Senior Recap, L.P. at the construction closing as required by the LIHTC program.

3. Approve the extension of the City's current loan terms to new 55-year periods, and conversion of the current interest rates of 6% to the Applicable Federal Rate (AFR) as determined at the month of the construction loan closing (currently about 4.8%)

4. Authorize the City Manager or their designee to execute all documents required to effectuate these actions, including amendments to existing loan agreements.

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

8. Receive Presentation on Displacement Prevention and Housing Preservation

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

10. Announcements/Information Items

11. Future Items

12. Adjourn

Action: M/S/C (Simon-Weisberg/Shere) to adjourn at 8:51 pm.

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