



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Regular Meeting Thursday, May 7, 2026 7:05 pm	South Berkeley Senior Center 2939 Ellis Street Mike Uberti, Secretary HAC@berkeleyca.gov
--	--

1. **Roll Call**

2. Present: Sarah Bell, Syrak Micael, Debbie Potter, David Shere, Leah Simon-Weisberg (arrived 7:12), Alfred Twu, and Sean Vaughn Scott.

Absent: Karen Haycox (excused) and Rebecca Mirvish (excused).

Staff Present: Asavari Devadiga, Mike Uberti, and Jenny Wyant

Commissioners in attendance: 7 of 7

Members of the public: 7

Public Speakers: 3

3. **Land Acknowledgement**

4. **Agenda Approval**

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

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

5. **Public Comment**

There were zero speakers during public comment.

6. **Approval of April 9, 2026 Regular Meeting Minutes.**

Action: M/S/C (Potter/Micael) to approve the April 9, 2026 Regular Meeting minutes.

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

7. Discussion and Potential Action to Recommend a Condominium Conversion Ordinance Update for the Affordable Housing Mitigation Fee Nexus Formula and Owner-Occupant Qualification

Action: M/S/C (Simon-Weisberg/Potter) recommend the City Council adopt the staff recommendation to update the affordable housing nexus fee with the proposed affordability gap formula with following amendments:

- The formula will use a five-year average of the converting unit's rent for the formula's rent input; and
- The formula will use a five-year average for Area Median Income categories when establishing a fee scale by Area Median Income.

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

Action: M/S/F (Simon-Weisberg/Twu) to recommend the City Council maintain the June 30, 2010 cut-off date for the owner-occupant fee reduction.

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

Action: M/S/C (Shere/Potter) to recommend the City Council remove the June 30, 2010 cut-off date for the owner-occupant fee reduction and lengthen the minimum residency requirement for owner-occupants to qualify to eight years.

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

8. Discussion and Possible to Recommend 2026 Capacity Building Request for Proposals Funding Recommendations

Public Speakers: 3

Action: M/S/C (Simon-Weisberg/Micael) to recommend that the City Council:

1. Approve a capacity building contract with Bay Area Community Land Trust for Fiscal Years 2027 and 2028 for \$200,000 per fiscal year, subject to approval in the budget process; and
2. Authorize the City Manager or designee to execute all original or amended documents or agreements to effectuate this action.

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

7. **Receive Presentation on People’s Park Affordable Housing Development Update**
8. **Discussion and Potential Action on 2026 Legislative Priorities Memo**
9. **Update on Council Items (Future Dates Subject to Change)**
10. **Announcements/Information Items**
11. **Future Items**
12. **Adjourn**

Action: M/S/C (Twu/Potter) to adjourn at 9:53 pm.

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

Approved:

Mike Uberti, Secretary