



Housing Advisory Commission

HOUSING ADVISORY COMMISSION

DRAFT MINUTES

Special Meeting Thursday, July 2, 2026 7:09 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Sarah Bell, Karen Haycox (7:11 pm arrival), David Shere, Leah Simon-Weisberg, Alfred Twu, and Sean Vaughn Scott.

Absent: Syrak Micael (excused) and Rebecca Mirvish (excused).

Staff Present: Anna Cash, Lourdes Chang, Mike Uberti

Commissioners in attendance: 6 of 6

Members of the public: 5

Public Speakers: 2

2. Land Acknowledgment

3. Agenda Approval

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

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

4. Public Comment: Zero speakers

5. Approval of June 4, 2026 Regular Meeting Minutes

Action: M/S/C (Twu/Shere) to approve the June 4, 2026 Regular Meeting minutes.

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

6. Discussion and Possible Action: Loan Modification Request for Housing Trust Fund Loans at 2425 Shattuck Avenue (Shattuck Senior Homes)

Action: M/S/C (Simon-Weisberg/Haycox) to recommend that the City Council approve modification of the City's existing Housing Trust Fund (HTF) loans for Shattuck Senior Homes, located at 2425 Shattuck Avenue, by:

1. Combining the outstanding principal balances of the two existing loans into one new City loan in the amount of \$970,603;
2. Reducing the interest rate from 6% to 3% simple interest;
3. Extending the loan maturity date by 55 years to September 1, 2082;

4. Waiving the requirement to restrict 20% of units at 30% Area Median Income (AMI) and maintaining affordability requirements at 50% and 60% AMI; and
5. Extending the Regulatory Agreement so that it is coterminous with the new loan maturity date of September 1, 2082.

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

7. Discussion and Possible Action: Affordable Housing Preference Policy Pilot Assessment and Policy Updates

Public Speakers: 2

Action: M/S/C (Shere/Simon-Weisberg) to recommend City Council adopt a resolution to establish an updated affordable housing preference policy with the following preference categories organized into ranked tiers:

- Displaced due to BART construction
- Generational ties to redlined neighborhoods (with families with children prioritized)
- Current/displaced Berkeley resident (with families with children prioritized)

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

8. Discussion and Possible Action: Appoint Subcommittees

a. Housing Trust Fund Subcommittee

Action: M/S/C (Shere/Vaughn Scott) to form an ad hoc committee for the charge of reviewing Housing Trust Fund funding applications for the period of July 2025 through June 2026 comprised of Commissioners Haycox, Micael, and Simon-Weisberg.

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

b. Public Facilities Improvements Subcommittee

Action: M/S/C (Haycox/Vaughn Scott) to form an ad hoc committee for the charge of reviewing Public Facilities Improvements funding applications for the period of July 2025 through June 2026 comprised of Commissioners Shere, Twu, and Vaughn Scott.

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

9. Discussion and Possible Action: Commission Work Plan

Action: M/S/C (Twu/Vaughn Scott) to approve the Fiscal Year 2027-28 Commission Work Plan, as amended.

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

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

11. Announcements/Information Items

12. Future Items

13. Adjourn M/S/C

Action: M/S/C (Shere/Two) to adjourn the meeting at 8:58 pm.

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