



Berkeley Housing Authority

**Regular Board Meeting  
AGENDA  
Thursday, January 9, 2025  
4:01 pm**

Will Occur in Person at  
1947 Center St., Berkeley, CA 94704, 5<sup>th</sup> Flr  
and  
via Teleconference

Link:

<https://us02web.zoom.us/j/3044140707?pwd=M2VWY0tUUFUySDVzMVYyY2FzVXcudz09&omn=87344601586>  
Dial in #: 888-475-4499 or 877-853-5257  
Zoom Meeting ID: 304 414 0707  
Password: 403702

**CHRIS SCHILDT, Chair**

**ALI KASHANI, Vice Chair  
Commissioner, Max Levine  
Commissioner, Dan Rossi**

**Commissioner, Ayanna Davis  
Commissioner, Tracy Matthews  
Commissioner, Alexandria Thomas-Rodriguez**

**AB2449 Compliance:** The Chair will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Berkeley, accessible to the public. Each Commissioner who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (max. 2 per year, notice required), or (2) emergency circumstances. For “emergency circumstances” the request must be approved by a majority vote of the Board of Commissioners for the emergency circumstance to be used as a justification to participate remotely. All Commissioners meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Commissioner must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship with such individuals. Note, a Commissioner cannot participate in meetings of the Board of Commissioners solely by teleconference from a remote location due to “emergency circumstances” for a period of more than 3 consecutive months or 20% of the regular meetings for BHA within a calendar year, or more than 2 meetings if the Board of Commissioners regularly meets fewer than 10 times per calendar year.

“This meeting is accessible via teleconference pursuant to Assembly Bill 2449 [(Rubio) open meetings: local agencies teleconferences (Chapter 285) (2021-2022)]. To participate via teleconference please use the Zoom link below:”

Join by phone: 888-475-4499 or 877-853-5257

Zoom Meeting ID: 304 414 0707

Zoom Password: 403702

Link:

<https://us02web.zoom.us/j/3044140707?pwd=M2VWY0tUUFUySDVzMVYyY2FzVXcudz09&omn=87344601586>

This meeting is held in a wheelchair accessible location. If you need special assistance to participate in the meetings of the Berkeley Housing Authority’s Board of Commissioners, please contact James Williams, Reasonable Accommodation Coordinator, at (510) 981-5485, [jwilliams@cityofberkeley.info](mailto:jwilliams@cityofberkeley.info) or via California Relay Service (711). Notification 48 hours prior to the meeting will enable the Authority to make reasonable arrangement to ensure accessibility. Please refrain from wearing scented products at the meeting, as attendees may be sensitive to various scents in products and materials, whether natural or manufactured.



1. **Call to Order**
2. **Roll Call**
3. **Agenda Adjustments**
4. **Comments from the Public:** *Limited to 3 minutes per speaker.*
5. **Approval of Minutes:** *November 21, 2024, Special Board Meeting.*
6. **Report from the Executive Director:**

*This report is intended to provide the Board of Commissioners with information pertaining to the general administration of the Agency since the last meeting. It will also provide important information on matters that may affect operations prior to the next scheduled meeting.*

7. **New Business:**

- a) *RFP update – oral report.*
- b) *Approve a resolution adopting the Board Meeting schedule calendar year (CY) 2025, to include a regular meeting each month, for the third Thursday of the months with a start time at 4:00 p.m. PST & recess periods in August & December.*
- c) *Review the approval of the resolution authorizing the Executive Director to amend & to ratify payments made in excess of the contract amount & extend the terms of the Housing Choice Voucher Project Based (HCV)/(PBV) Services Contract.*
- d) *Executive Director Evaluation Committee – oral report; of the Executive Directors performance evaluation.*
- e) *Monthly Finance Report for the period ending November 30, 2024.*

8. **Closed Session:**

- a) *Pursuant to Government Code Section 54957.6 – Update on Labor Negotiations with SEIU Local 1021. Authority Designated Representative: Rhonda Williams, HR Consultant and Stacey Cue, Consultant.*
- b) *Pursuant to Government Code Section 54957.6 – Update on Labor Negotiations with AFSME Local One. Authority Designated Representative: Rhonda Williams, HR Consultant and Stacey Cue, Consultant.*
- c) *Conference with Real Property Negotiations (Government Code § 54956.8)  
Property: Affordable Housing Development at North Berkeley BART Transit-Oriented Development, Berkeley, CA 94702  
Agency Negotiation: James Williams, Executive Director, Jhaila Brown, General Counsel, Jonathan Zimmerman, real estate consultant  
Negotiating Parties: BRIDGE Housing Corporation, Insight Housing, and East Bay Asian Local Development Corporation  
Under Negotiation: Price and terms of payment.*

9. **Commissioners’ Questions and Matters**

10. **Communications**

11. **Adjournment**

\*\*\*\*\*

This agenda was posted on the doors of the Berkeley Housing Authority at 1947 Center Street, Berkeley, CA 94704; as well as on the Berkeley Housing Authority website [www.cityofberkeley.info/bha](http://www.cityofberkeley.info/bha). The next Regular Board meeting is scheduled for February 13, 2024, at 5:31 pm at 1947 Center Street, 5<sup>th</sup> Floor, Berkeley, CA 94704, & via Zoom video conference.