



Berkeley Housing Authority

Regular Board Meeting
AGENDA
Thursday, March 20, 2025
4:31 pm

Will Occur in Person at
1947 Center St., Berkeley, CA 94704, 5th 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:”

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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 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:** *January 09, 2025, & February 21, 2025 Regular 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) *Financial Report; Actual vs Budget for Period Ending January 31, 2025.*
- b) *Adoption and Execution of Union Contracts: Local 1021; Local One/AFSCME 57; Unrepresented Staff.*
- c) *Adopt Resolution No. 25-05 Approving and Authorizing the Executive Director to Undertake the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development for An Allocation of 50 Vouchers to an Approximately 85 Unit Permanent Supportive Housing Affordable Housing Project to be Owned by a Limited Partnership Comprised of BRIDGE Housing Corporation (BRIDGE) or an Affiliate of BRIDGE, Insight Housing, Inc. (Insight) or an Affiliate of Insight, and Affordable Housing Berkeley (AHB) or an Affiliate of AHB, Upon Satisfaction of All HUD Requirements and Approvals; Authorizing an Allocation of Up To \$550,000 in Moving To Work Funds to Augment Initial Restore-Rebuild Rents for the Project; and Authorizing the Executive Director to Enter into Transactions, Documents and Actions for the Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development.*
- d) *Adopt Resolution No. 25-06 Approving and Authorizing the Executive Director to Undertake the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development for An Allocation of 11 Vouchers to an Approximately 60 Unit Affordable Housing Project to be Owned by a Limited Partnership Comprised of the East Bay Asian Local Development Corporation (EBALDC) or an Affiliate of EBALDC and Affordable Housing Berkeley (AHB) or an Affiliate of AHB, Upon Satisfaction of All HUD Requirements and Approvals; Authorizing an Allocation of Up To \$125,000 in Moving To Work Funds to Augment Initial Restore-Rebuild Rents for the Project; and Authorizing the Executive Director to Enter into Transactions, Documents and Actions for the Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development.*
- e) *Board Appointment for 3x3 Meeting.*

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) *Public Employee Performance Evaluation: Government Code sections 54957(b); Title Executive Director.*

- d) *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:** Measure BB; Tilda Barnes & James Williams

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. The next Regular Board meeting is scheduled for April 17, 2025, at 4:31 pm at 1947 Center Street, 5th Floor, Berkeley, CA 94704, & via Zoom video conference.