



Berkeley Housing Authority

Special Board Meeting
AGENDA
Tuesday, September 30, 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=M2VWY0tUUFUySDVzMVFY2FzVXcwdz09&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, Ayanna Davis

Commissioner, Max Levine

Commissioner, Tracy Matthews

Commissioner, Dan Rossi

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

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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 October 16, 2025, at 4:31 pm at 1947 Center Street, 5th Floor, Berkeley, CA 94704, & via Zoom video conference.

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**
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) Berkeley Housing Authority Finance Department Report; oral report by Jesy Yturalde, Finance Manager.
 - b) Authorizing the Adoption of the 2026 Payment Standard Schedule for All New and Existing Tenant-Based Vouchers, Project-Based Vouchers and Special Purpose Voucher Contracts
 - c) Amending BHA's Administrative Plan Waiting List Preferences to Accommodate Risk of Rental Assistance Loss Due to Funding or Program Changes
 - d) Transfer of BHA's Previous Board-Approved Allocation of 21 Project Based Section 8 Vouchers to 1740 San Pablo Berkeley, CA 94702 from BRIDGE to Resources for Community Development (RCD) as General Partner
 - e) Authorizing the renewal of a project-based voucher (PBV) housing assistance payment (HAP) contract and establishing FY 2026 payment standards for units at 2909 and 2919 9th street, berkeley, ca (Ashby lofts
 - f) Authorize use of emergency housing voucher (EHV) special fees for essential household items and owner incentive and/or retention payments; and ratify all prior payments that were already made.
 - g) Nomination & Election for Board of Commissions, Chair & Vice Chair.
 - h) Adopt A Resolution Approving and Authorizing the Executive Director to Execute a Lease Termination Agreement Terminating the Lease Agreement by and Between the Berkely Housing Authority and the City of Berkeley, dated January 1, 2021 for Office Space at 1947 Center Street, Berkeley, California and Take Further Actions Necessary to Effectuate the Termination of the Lease.
 - i) Adopt A Resolution Approving and Authorizing the Executive Director to Execute a Commercial Office Building Lease with 2000 Center Street LLC for Commercial Office Space Located at 2000 Center Street, Suite 100, in Berkeley California and Take Further Actions Necessary to Effectuate the Terms of the Commercial Lease. CEQA Exempt.
8. **Closed Session**
 - a) Conference with Real Property Negotiations (Government Code § 54956.8)
Property: 2000 Center Street, Suite 100, Berkeley, CA 94704 Agency Negotiation: James Williams, Executive Director, Jhaila Brown, General Counsel Negotiating Parties: 2000 Center Street LLC (John Lineweaver and Italo A. Calpestri III) Under Negotiation: Price and terms of payment for lease.
 - b) Public Employee Performance Evaluation: (Ca. Government Code § 54957(b); Title: Executive Director.
9. **Commissioners' Questions and Matters**
10. **Communications**
11. **Adjournment**

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.

