

RESOLUTION NO. 25-__

APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A COMMERCIAL OFFICE BUILDING LEASE WITH 2000 CENTER STREET LLC, FOR OFFICE SPACE LOCATED AT 2000 CENTER STREET, SUITE 100, BERKELEY CA AND TAKE FURTHER ACTIONS NECESSARY TO EFFECTUATE THE TERMS OF THE COMMERCIAL LEASE AGREEMENT

WHEREAS, the Berkeley Housing Authority (“BHA”) is a public housing authority (PHA) established under the U.S. Housing Act of 1937, as amended (“Act”) and a Housing Authority duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provision of the Housing Authorities Law which is Part 2 of Division 24 of the California Health and Safety Code commencing with Section 34200 et seq;

WHEREAS, pursuant to the Housing Authorities Law, BHA is authorized to make and execute contracts and other instruments necessary or convenient to exercise its powers;

WHEREAS, pursuant to Health & Safety Code Section 34315 BHA is authorized to lease real property or an interest therein;

WHEREAS, BHA desires to enter into a commercial office lease agreement for space located at 2000 Center Street, Suite 100 in Berkeley, California (“2000 Center Street Site”) upon the terms in the Commercial Office Building Lease attached hereto as Exhibit A and incorporated herein by this reference (“Commercial Lease Agreement”);

WHEREAS, BHA staff viewed approximately six different office spaces that could meet BHA’s needs and is recommending the 2000 Center Street Site for the following reasons: site provides for the first seven months of rent to be free and rent thereafter slightly below market rate, is configured in a way that will be more conducive to BHA’s uses and operations, and will allow for public access during normal business hours as well as for Board of Commissioner meetings, among other benefits; and

WHEREAS, the Office Lease is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which pertains, among other things, to the leasing of existing facilities and structures because the Office Lease is for BHA to lease office space in an existing structure. The Office Lease is additionally exempt from CEQA because it can be seen with certainty that there is no possibility that the leasing office space and relocation of BHA’s office to an existing office building may have a significant effect on the environment under CEQA Guidelines section 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE BERKELEY HOUSING AUTHORITY, CALIFORNIA, AS FOLLOWS:

BE IT RESOLVED THAT, the above recitals are true and correct and incorporated herein by reference and serve, together with the Board Memorandum, as the basis of the actions of the Board of Commissioners set forth below;

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby finds that the Commercial Office Building Lease is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which pertains, among other things, to the leasing of existing facilities and structures because the Commercial Office Building Lease is for BHA to lease office space in an existing structure. The Commercial Office Building Lease is additionally exempt from CEQA because it can be seen with certainty that there is no possibility that the leasing

office space and relocation of BHA's office to an existing office building may have a significant effect on the environment under CEQA Guidelines section 15061(b)(3);

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby approves and authorizes the Executive Director to enter into a Commercial Office Building Lease, with 2000 Center Street LLC, the landlord, for the premises located at 2000 Central Street, Suite 100 in Berkeley, California, in substantially the form attached hereto as Exhibit A and incorporated herein by this reference ("Commercial Lease Agreement") and authorizes the Executive Director to make minor changes which do not alter the substantial terms of the attached lease agreement, upon review and approval of BHA's General Counsel;

BE IT FURTHER RESOLVED, that the Board hereby authorizes the Executive Director, or his designee, to take such further actions as are necessary to effectuate the terms of the Commercial Lease Agreement; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect on the date of its adoption.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on September 30, 2025 , by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
James Williams, Secretary

EXHIBIT A

Form of Commercial Office Building Lease

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