



Berkeley Housing Authority

**DRAFT Minutes**  
**Regular Board Meeting**

**BOARD OF THE BERKELEY HOUSING AUTHORITY**

**Thursday, March 14, 2024**  
**5:31 pm**

NOTE: The March 14, 2024 Board Meeting  
Will Occur in Person at the  
1947 Center St., Berkeley, CA 94704 (Basement)  
and  
via Teleconference

Link:

<https://us02web.zoom.us/j/3044140707?pwd=M2VWY0tUUFUvSDVzMVFY2FzVXcwdz09&omn=87344601586>

Dial in #: 888-475-4499 or 877-853-5257

Zoom Meeting ID: 304 414 0707

Password: 403702

**CHRIS SCHILDT, Chair**

**MAX LEVINE, Vice Chair**

**Ali Kashani**

**Dan Rossi**

**Ayanna Davis**

**Tracy Matthews**

**Alexandria Thomas-Rodriguez**

1. **Call to Order** *The meeting was called to order at 6:02 pm*
2. **Roll Call** *All present, except Commissioner Thomas- Rodriguez*
3. **Comments from the Public** *None*
4. **Approval of Minutes**  
*A. January 11, 2024 - Regular Board Meeting minutes were approved with a correction in Item 7C, to replace the word “to” with the word “two”. Moved by Commissioner Rossi and seconded by Commissioner Mathews, (all in Favor except Commissioner Thomas-Rodriguez, absent).*
5. **Report from the Executive Director**  
*BHA, Executive Director, James Williams reported MTW Supplement for FY2022-2023 was submitted to HUD in 08/2023 & MTW FY2023-2024 was submitted in 10/2023. BHA is waiting to hear back from HUD for approval. The MTW FY2024-2025 will be submitted on time in 04/2024. The proposed timeline for MTW FY2024-2025 was presented & reviewed. The requirement of scheduling a Special Board Meeting was announced & set for 3/25/24.  
Increase Voucher Utilization Rates were reviewed for 2010 & 2022. A report on the delivery of Grant’s Consulting Services was disclosed. Tracy Jackson, BHA Staff explained the draw-down process for the issuance of waitlist vouchers to participants. BHA’s partnership with neighboring City Colleges for internship programs which will support Participant/Landlord activities to be managed by Tilda Barnes, BHA, Management Analyst was also announced.*

*Discussion & overview of the current Customer Service process and realistic expectations were analyzed & recommendations were offered. BHA continues to invest in successful Staff development where synergy amongst the departments & its members is evident. RAB efforts continue to be engaged & carried out.*

*Developing the Nonprofit AHB, Inc. was discussed in relation to the collaboration with Mosaic and their development of a Strategic Plan for Affordable Housing in Berkeley on 10/2023. The commitments BHA has revolved around this endeavor & next steps with reviewing awarded PBV for determination of the total PVB distributions remaining is in the planning phase.*

6. **Closed Session** *Public employment (CA Government Code § 54957); Title: Executive Director. The Closed session ended at 8:27 p.m. with nothing to report.*
7. **New Business**
  - A. *BHA Executive Director’s Compensation, Moved by Commissioner Kashani and seconded by Commissioner Mathews the resolution to adopt the Executive Director compensation was approved, with an additional \$5,000 from \$220,000 to \$225,000, and effective date of November 12, 2023. All in Favor, except for Commissioner Rossi who voted, No, Commissioner Thomas-Rodriguez, absent.*
  - B. *Approval of the FY25 Budget was not covered, to be included at the May 2024 Board meeting.*
  - C. *Housing Authority Responsibilities Regarding AB 1482, The Tenant Protection Act of 2019 was postponed to be covered at the Special Board Meeting, 3/25/24.*
8. **Commissioners’ Questions and Matters** *None*
9. **Communications** *None*
10. **Adjournment** *Moved and seconded by Commissioner Davis & Commissioner Kashani, the meeting was adjourned at 8:45p.m. (All in favor, Thomas-Rodriguez, absent.).*

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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 the Berkeley Housing Authority website [www.cityofberkeley.info/bha](http://www.cityofberkeley.info/bha). The next Regular Board meeting is scheduled April 11, 2024, at 5:31 pm at the 1947 Center Street, Berkeley, CA 94704.

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