



Berkeley Housing Authority

Regular Board Meeting

Minutes

Thursday, October 16, 2025

4:31 pm

1. **Call to Order** The meeting was called to order at 4:41 p.m.
2. **Roll Call** All present, except Commissioners Davis, and Thomas-Rodriguez, absent.
- \* **Agenda Adjustments** none
3. **Comments from the Public** none
4. **Ceremonial Matters**
5. **Closed Session**  
Back in session at 5:33 p.m. with nothing to report for the following Closed session Items (a) and (b). Item (c) was not heard.
  - 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.
  - c) Public Employee Performance Evaluation: (Ca. Government Code § 54957 (b)); Title: Agency Staff.
6. **Approval of Minutes**  
  
Minutes for BOC meeting July 2025:  
  
**Approved**, motioned by Commissioner Rossi, seconded by Commissioner Matthews, all present, all in favor, except Commissioners Davis and Thomas- Rodriguez, absent.  
  
Minutes for BOC meeting for September 2025:  
  
**Approved**, motioned by Commissioner Levine, seconded by Chair Kashani, all present, all in favor except Commissioners Davis and Thomas- Rodriguez, absent.
7. **Report from the Executive Director**  
  
BHA, Executive Director, James Williams, reported on the following items; MTW, Increase Voucher Utilization Rates, Customer Service Improvements, Development of the nonprofit Affordable Housing Berkeley Inc., Staffing / Team Building, BHA relationship with the City of Berkeley, SWOT Analysis, New Office Space, The Moderate Rehabilitation/Single Room Occupancy Program, planning revolved around the EHV program scheduled to be closed, pulling from the Waitlist in Q1 2026 as well as taking Agency paperless.
8. **Consent Agenda** none

9. **Old Business**

- a) [ During the last BOC Meeting on 09/30/25, this Item 9A was presented as Item 7h ].

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.

**Approved**, motioned by Commissioner Rossi, seconded by Vice Chair Schildt, all present, all in favor, except Commissioners Davis and Thomas- Rodriguez, absent.

- b) [ During the last BOC Meeting on 09/30/25, this Item 9B was presented as Item 7i ].

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.

**Approved**, motioned by Vice Chair Schildt, seconded by Commissioner Matthews, all present, all in favor, except Commissioners Davis and Thomas- Rodriguez, absent.

10. **New Business**

- a) Berkeley Housing Authority Finance Department Report; August 31, 2025, by Jesy Yturalde, Finance Manager.
- b) Approve a resolution adopting a revised Utility Allowance schedule for the Section 8 Housing Choice Voucher (HCV), Mainstream, Emergency Housing Voucher (EHV), Veterans Affairs Supportive Housing (VASH) Voucher, Foster Youth Independence (FYI), and Moderate Rehabilitation Programs effective November 1, 2025, for new and existing contracts.

**Approved**, motioned by Vice Chair Schildt, seconded by Commissioner Rossi, all present all in favor, except Commissioners Davis and Thomas- Rodriguez, absent.

11. **Commissioners' Questions and Matters:** none

12. **Communications:** none

13. **Adjournment:** Meeting ended at 6:19 p.m., motioned to adjourn by Vice Chair Schildt and seconded by Commissioner Matthews, all present, all in favor, except Commissioners Davis and Thomas- Rodriguez, absent.