



Berkeley Housing Authority

DRAFT MINUTES

Regular Meeting

BOARD OF THE BERKELEY HOUSING AUTHORITY

Thursday, May 11, 2023
5:31 pm

1. **Call to Order** *The meeting was called to order at 5:34 p.m.*
2. **Roll Call** *All present, except Comm. Rossi who was absent with prior notice. Chair Schildt announced the resignation of Commissioner Moody and she will be adjourning the meeting in his honor and all of the contributions and work he did for the Housing Authority.*

Agenda items have been reordered moving up the items that needed to be voted on. Items 6B Awards of Project Based Vouchers and Item 5 Approval of Minutes were moved up before Item 3 Comments from the Public.

At 6:15p.m., after action Items 5 and 6.B were covered, Comm. Thomas Rodriguez, and there was no longer a quorum.

At 7:05 p.m. Comm. Kashani left.

3. **Comments from the Public** – *Mari Mendonca and Betsy Morris spoke during public comments.*
4. **Consent Calendar** - *None*
5. **Approval of Minutes:** *April 13, 2023 Regular Board Meeting Moved and seconded by Vice Chair Levine and Commissioner Kashani, the Minutes of the April 13, 2023 meeting was approved with correction on Item 11 Adjournment.*
6. **New Business**
 - A. Presentation and Discussion, MTW Supplemental Plan. *MTW Consultant Shara Jones of PH Strategies gave a detailed presentation of the FY2022-2023 MTW Supplemental Plan, elaborating on the ten MTW Activities namely (1) Alternative Utility Allowance, (2) Elimination of Utility Reimbursement, (3) Alternative Income Inclusions/Exclusions, (4) Payment Standards, (5) Alternative Reexamination Schedule for Households, (6) Self-Certification of Assets, (7) Vacancy Loss, (8) Other Landlord Incentives, (9) Pre-Qualifying Unit Inspections, and (10) Alternative Inspection. Chair Schildt stated that they are working with Mosaic, the AHB consultant, on the FY2024 AHB Strategic Plans and will add waivers into the FY2024 MTW Supplemental Plan.*
 - B. Awards of Project Based Vouchers. *Presented by Ms. Jhaila Brown, a total of five applications were received by December 9th 2022 extended deadline. A three person evaluation committee submitted their recommendation to the BHA PBV Adhoc Committee comprising of Chair Schildt and Comm. Kashani. The BHA Board approved the awards of a total of 69 Project Based Vouchers to the following projects:*
 - *Moved and seconded by Comm. Thomas-Rodriguez and Vice Chair Levine, a motion in accordance with the ADHoc Committee's recommendation to approve allocation of 32 project based vouchers to Community Housing*

Development Corporation (CHDC) for the Ephesian Legacy Court Project, upon satisfactory completion of all HUD requirements and approvals, including subsidy layering and environmental reviews, passes.

- *Moved and seconded by Comm. Thomas-Rodriguez and Vice Chair Levine, a motion in accordance with the ADHoc Committee's recommendation to approve allocation of 25 project based vouchers to Community Housing Development Corporation (CHDC) for the St. Paul Terrace, 2024 Ashby Avenue Project, upon satisfactory completion of all HUD requirements and approvals, including subsidy layering and environmental reviews, passes.*
- *Moved and seconded by Comm. Thomas-Rodriguez and Vice Chair Levine, a motion in accordance with the ADHoc Committee's recommendation to approve allocation of 2 project based vouchers to Northern California Land Trust (NCLT) (2321-2323 10th Street) Project, upon satisfactory completion of all HUD requirements and approvals, including subsidy layering and environmental reviews, passes.*

Applications of Satellite Affordable Housing Associates (SAHA) and Bridge Housing Corporation were denied due to varied reasons, however, the Board and ADHoc committee directed staff to consider another RFP for project based vouchers wherein both may re-apply.

C. 3X3 Committee Report – *Not discussed because there was no longer quorum.*

D. Finance Report, Actual vs Budget for Period Ending March 31, 2023 – *Not discussed because there was no longer quorum.*

7. **Closed Session:** Public Employee Performance Evaluation; Government Code section 54957 (b); Title: Executive Director – *Cancelled because there was no longer a quorum.*
8. **Commissioners' Questions and Matters** *Not discussed because there was no longer quorum*
 - A. Form 700 Reminder
 - B. Board Appointment
 - C. June 2023 Special Board Meeting Attendance
10. **Communications** *-None*
11. **Adjournment** *-In honor of Commissioner Adolph Moody and with gratitude for years and years of work and contributions to BHA's mission and vision, the meeting was adjourned at 6:15 p.m.*

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. The next Regular Board meeting is scheduled for June 8, 2023, at 5:31 pm at the 1947 Center Street, Berkeley, CA 94704.

