



Berkeley Housing Authority

Regular Board Meeting

Minutes

Thursday, March 20, 2025

4:31 pm

1. **Call to Order** The meeting was called to order at 6:42 p.m.
2. **Roll Call** All present; Commissioner Davis participated via teleconference with just cause pursuant to AB2449.
3. **Agenda Adjustments** Reorder as follows: Items - 1,2,3,4,6,8,7,5,9,10,11  
  
Motioned by Commissioner Matthews, seconded by Commissioner Thomas-Rodriguez, all present except Commissioner Davis; in attendance via teleconference; all in favor.
4. **Comments from the Public** none
5. **Approval of Minutes** scheduled to present at next meeting.
6. **Report from the Executive Director**  
  
BHA, Executive Director, James Williams, provided the update of the general administration of the Agency to include current events about HUD and the impacts on PHAS as well as Waitlist applications status.
7. **New Business:**
  - a) Financial Report; Actual vs Budget for Period Ending January 31, 2025; Jesy Yturralde, BHA Finance manager presented with several questions and answers.
  - b) Adoption and Execution of Union Contracts: Local 1021; Local One/AFSCME 57;  
  
Approved by one motion for both contracts for each Union, moved by Commissioner Rossi, seconded by Commissioner Matthews, all present; except Commissioner Davis; participated via teleconference with just cause pursuant to AB2449; all in favor.
  - c) Adopt Resolution No. 25-05 Approving and Authorizing the Executive Director to Undertake the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development for An Allocation of 50 Vouchers to an Approximately 85 Unit Permanent Supportive Housing Affordable Housing Project to be Owned by a Limited Partnership Comprised of BRIDGE Housing Corporation (BRIDGE) or an Affiliate of BRIDGE, Insight Housing, Inc. (Insight) or an Affiliate of Insight, and Affordable Housing Berkeley (AHB) or an Affiliate of AHB, Upon Satisfaction of All HUD Requirements and Approvals; Authorizing an Allocation of Up To \$550,000 in Moving To Work Funds to Augment Initial Restore-Rebuild Rents for the Project; and Authorizing the Executive Director to Enter into Transactions, Documents and Actions for the Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development;  
  
Approved, moved by Commissioner Levine, seconded by Commissioner Matthews, all present; except Commissioner Davis; participated via teleconference with just cause pursuant to AB2449; all in favor.

- d) Adopt Resolution No. 25-06 Approving and Authorizing the Executive Director to Undertake the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development for An Allocation of 11 Vouchers to an Approximately 60 Unit Affordable Housing Project to be Owned by a Limited Partnership Comprised of the East Bay Asian Local Development Corporation (EBALDC) or an Affiliate of EBALDC and Affordable Housing Berkeley (AHB) or an Affiliate of AHB, Upon Satisfaction of All HUD Requirements and Approvals; Authorizing an Allocation of Up To \$125,000 in Moving To Work Funds to Augment Initial Restore-Rebuild Rents for the Project; and Authorizing the Executive Director to Enter into Transactions, Documents and Actions for the Restore-Rebuild Process for Phase 1 of the North Berkeley Bart Transit-Oriented Development.

Approved, moved by Vice Chair Kashani, seconded by Commissioner Levine, all present; except Commissioner Davis; participated via teleconference with just cause pursuant to AB2449; all in favor.

- e) Board Appointment for 3x3 Meeting;

Appointees; Chair Schildt, Vice Chair Kashani and Commissioner Matthews.

8. **Closed Session:** Began at 7:16 p.m. and ended at 7:50 p.m. with nothing to report out.

- a) Pursuant to Government Code Section 54957.6 – Update on Labor Negotiations with SEIU Local 1021. Authority Designated Representative: Rhonda Williams, HR Consultant and Stacey Cue, Consultant.
- b) Pursuant to Government Code Section 54957.6 – Update on Labor Negotiations with AFSME Local One. Authority Designated Representative: Rhonda Williams, HR Consultant and Stacey Cue, Consultant.
- c) Public Employee Performance Evaluation: Government Code sections 54957(b); Title Executive Director.
- d) Conference with Real Property Negotiations  
(Government Code § 54956.8)  
Property: Affordable Housing Development at North Berkeley BART Transit-Oriented Development, Berkeley, CA 94702  
Agency Negotiation: James Williams, Executive Director, Jhaila Brown, General Counsel, Jonathan Zimmerman, real estate consultant  
Negotiating Parties: BRIDGE Housing Corporation, Insight Housing, and East Bay Asian Local Development Corporation  
Under Negotiation: Price and terms of payment.

9. **Commissioners' Questions and Matters:** Review of Measure BB.

10. **Communications:** None

11. **Adjournment:** Meeting ended at 7:53 p.m., moved by Commissioner Thomas-Rodriguez, seconded by Vice Chair Kashani, all present; except Commissioner Davis; participated via teleconference with just cause pursuant to AB2449; all in favor.