



**Berkeley Housing Authority**

**Regular Board Meeting**

**Minutes**

**Thursday, July 17, 2025**

**4:31 pm**

1. **Call to Order** The meeting was called to order at 4:39 p.m.
2. **Roll Call** All present, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent. Commissioner Davis; participated via teleconference with “just cause” per AB 2449. Motioned by Chair Schildt and seconded by Commissioner Matthews, all present all in favor, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.
3. **Agenda Adjustments** none
4. **Comments from the Public** Gary spoke after Item 7B, he was present to request a voucher.
5. **Approval of Minutes**

**Special Board Minutes for May 22, 2025**, were approved, motioned by Commissioner Rossi and seconded by Commissioner Matthews, all present all in favor, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.

Changes to Minutes: 05/22/25: None

**Special Board Minutes for May 30, 2025**, were approved with following changes, motioned by Commissioner Matthews and seconded by Commissioner Rossi, all present all in favor, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.

Changes to Minutes: 05/30/25:

Change header time from am to pm.

Item 1. Call to order: insert start time: 2 p.m.

Item 11. Adjournment; insert 6 p.m. and insert motioned by Commissioner Matthews & seconded by Commissioner Rossi.

**Special Board Minutes for May 31, 2025**, were approved with following changes, motioned by Commissioner Rossi and seconded by Commissioner Levine, all present all in favor, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.

Changes to Minutes: 05/31/25:

Item 1. Call to order: insert start time: 10 :00a.m.

Item 9. Commissioners Questions & Matters; Correction: Jhaila Brown of Goldfarb & Lipman. Remove ‘s’ from Brown Act.

Item 11. Adjournment; insert 2:36 p.m.

**Regular Board Minutes for June 19, 2025**, were approved, motioned by Commissioner Rossi and seconded by Commissioner Matthews, all present all in favor, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.

Changes to Minutes: 06/19/25: None

6. **Report from the Executive Director**

BHA, Executive Director, James Williams, spoke on several items related to the Finance Budget Report FY25-26, Fungibility, Monitoring of the BHA Online Web Forms, Issues centered around the City of Berkeley I.T. network and its impact on services such as an answering service, the review of prospective local office spaces, and Staff & Team building.

7. **New Business**

- a) Berkeley Housing Authority Finance Department Report; oral report by Jesy Yturralde, Finance Manager.
- b) Allocation of Project Based Section 8 Vouchers pursuant to Request for Proposal (RFP) 25-01, 24 CFR Part 983.51(b)(1) for the following developments, 40 PBVs to Ephesian Legacy Court LP for Ephesian Legacy Court, Ephesian Legacy Court 1708 Harmon Street, Berkeley, CA 94703, 5 PBVs to St. Paul Terrace LP for St Paul Terrace 2024 Ashby Ave., Berkeley, CA 94705, and 16 PBVs to East Bay Asian Local Development Corporation (EBALDC) for Durant Homes 2330 Durant Ave, Berkeley, CA 94704.

Item 7B was approved with the following changes, motioned by Commissioner Rossi and seconded by Commissioner Matthews, all present all in favor, except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.

Change Board Memo:

In grid correct typo from 16 to 61.  
PBV count from 65 remaining to 225.

8. **Closed Session:** none

9. **Commissioners' Questions and Matters:** review of meeting dates.

10. **Communications:** none

11. **Adjournment:** Meeting ended at 5:56 p.m., motioned to adjourn by Commissioner Rossi and seconded by Commissioner Matthews, all present, all in favor except Vice Chair Kashani and Commissioner Thomas-Rodriguez, absent.