



Berkeley Housing Authority

Regular Board Meeting

Minutes

Tuesday, September 30, 2025

4:31 pm

1. **Call to Order** The meeting was called to order at 4:48 p.m.
2. **Roll Call** All present, except Commissioners Davis, Matthews, and Rossi, absent.
3. **Agenda Adjustments** Item 8A moved up after Item 6, all other items followed as ordered, motioned by Chair Schildt and seconded by Vice Chair Kashani, all present all in favor, except Commissioners Davis, Matthews, and Rossi, absent.
4. **Comments from the Public**
5. **Approval of Minutes** none were presented
6. **Report from the Executive Director**

BHA, Executive Director, James Williams, provided an oral report; covered planning revolved around the EHV program scheduled to be closed. Introduced and welcomed BHA's new Director of Operations, Will Daniels to address the Board.

7. **New Business**
 - a) Berkeley Housing Authority Finance Department Report; oral report by Jesy Yturalde, Finance Manager.
 - b) Authorizing the Adoption of the 2026 Payment Standard Schedule for All New and Existing Tenant-Based Vouchers, Project-Based Vouchers and Special Purpose Voucher Contracts.

Approved, motioned by Vice Chair Kashani and seconded by Commissioner Thomas- Rodriguez, all present all in favor, except Commissioners Davis, Matthews, and Rossi, absent.
 - c) Amending BHA's Administrative Plan Waiting List Preferences to Accommodate Risk of Rental Assistance Loss Due to Funding or Program Changes

Approved, motioned by Thomas- Rodriguez and seconded by Vice Chair Kashani, all present all in favor, except Commissioners Davis, Matthews, and Rossi, absent.
 - d) Transfer of BHA's Previous Board-Approved Allocation of 21 Project Based Section 8 Vouchers to 1740 San Pablo Berkeley, CA 94702 from BRIDGE to Resources for Community Development (RCD) as General Partner.

Approved, motioned by Thomas- Rodriguez and seconded by Vice Chair Kashani, all present all in favor, except Commissioners Davis, Matthews, and Rossi, absent.
 - e) Authorizing the renewal of a project-based voucher (PBV) housing assistance payment (HAP) contract and establishing FY 2026 payment standards for units at 2909 and 2919 9th street, berkeley, ca (Ashby lofts).

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

- f) Authorize use of emergency housing voucher (EHV) special fees for essential household items and owner incentive and/or retention payments; and ratify all prior payments that were already made.

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

- g) Nomination & Election for Board of Commissions, Chair & Vice Chair.

Chris Schildt resigned as Chair of the BHA (and AHB) Board and nominated Vice Chair Kashani to be the new Chair, Commissioner Thomas-Rodriguez seconded the nomination of Ali Kashani, who accepted the nomination as Chair. Commissioner Levine nominated Chris Schildt as Vice Chair, Commissioner Thomas-Rodriguez seconded Commissioner Levine's nomination as Vice Chair. All Board Members who were present voted aye.

- h) 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.

This item was tabled.

- i) 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.

This item was tabled.

8. **Closed Session:** Back in session at 7:27 p.m. with nothing to report outside of provided additional direction to the Executive Director.
9. **Commissioners' Questions and Matters:** none
10. **Communications:** none
11. **Adjournment:** Meeting ended at 8:06 p.m., motioned to adjourn by Commissioner Thomas-Rodriguez and seconded by Vice Chair Kashani, all present, all in favor except, Commissioners Davis, Matthews, and Rossi, absent.