



Berkeley Housing Authority

DRAFT MINUTES

Regular Meeting

BOARD OF THE BERKELEY HOUSING AUTHORITY

Thursday, July 14, 2022
5:01 pm

CHRIS SCHILDT, Chair

Max Levine, Vice Chair

Adolph Moody

Ali Kashani

Dan Rossi

Alexandria Thomas-Rodriguez

1. **Call to Order** – *The meeting was called to order at 5:19 pm.*

2. **Roll Call** – *All Commissioners present.*

3. **Comments from the Public** – *None.*

Consent Calendar

A. Adoption of a Resolution of the Board of Commissioners of the Housing Authority of the City of Berkeley Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to the Ralph M. Brown Act, as Amended by Assembly Bill 361 – *Moved by Commissioner Kashani, seconded by Commissioner Rossi, the Resolution passed (all in favor).*

5. **Approval of Minutes:** *Moved by Commissioner Kashani, seconded by Commissioner Thomas-Rodriguez, the minutes of the July 7, 2022 Special Board Meeting were approved (all in favor).*

New Business

A. Finance Report – Period Ending May 31, 2022 – *Jesy reported: (a) BHA projects a net operating deficit of approximately \$232,000 after adjustments to pension and other post employment benefit liabilities; and BHA-Held HAP Reserve of \$389,086 on June 30, 2022; (b) HUD's Cash Management Requirement for Housing Choice Voucher Program whereby HUD controls disbursement of funds to PHAs to mitigate accrual of excess funds at the PHA level; (c) BHA's Two-Year-Tool projects HAP reserves of \$4,511,607 and \$1,993,661 by end of calendar years 2022 and 2023, respectively, and a potential recapture of \$1,797,230 and \$103,419 from 2022 and 2023 HAP reserves; (d) \$6,216,532 disposition proceeds balance in the bank on May 31, 2022; and (e) total disbursements of \$2,783,958.86 in June 2022 with details attached.*

B. Executive Director's Monthly Report – *Rachel reported: (a) no new Covid related interim reexams processed, but there have been several recent staff absences due to testing positive, or with family members testing positive for Covid; (b) EHV's: 43 of the 51 referrals made; 7 removed for various reasons; 20 leased up; the remaining in process of searching for a unit; awaiting 7 more referrals. (c) Mainstream: 72 of the 91 leased up; 15 searching for a unit; processing intakes for the remaining 4 referrals. BHA applied for another set of Mainstream Vouchers (30) and is still awaiting a response to application for extraordinary funding for Mainstream Program. (d) People's Park: BHA awarded 27 PBV's to this*

project however there is a court order for UC Berkeley to cease construction for the dormitory portion, while HUD determines who is responsible entity to conduct the environmental review for the dorm. Staff met with legal counsel of RCD and BHA, as well as HUD environmental review staff to discuss options. (e) UCSF Center for Vulnerable Populations interviewed staff regarding homelessness programming in Alameda County. Rachel shared themes previously shared with the Board. (f) Waitlist update: community partners have been engaging with staff regarding preparations for the upcoming waitlist opening. The Board suggested that the deadline for paper applications be extended to July 26th, rather than July 25th. Rachel thanked Commissioner Thomas-Rodriguez for her assistance with helping those at the library.

- C. Project-based Voucher Informational Report – *Rachel provided the figure on the number of PBVs available for the next RFP round: 116. Once the MTW designation is approved, BHA will be able to increase the number of PBVs by an additional 395, but that will not be until sometime in 2023. Next steps are to approach HUD with the number of PBVs BHA will plan to allocate in the next RFP round. The Board requested to agendaize this again for the August meeting.*
- D. Move to Work Update – *Rachel provided a draft outline of the timing of the MTW Supplement to the Annual Plan milestones, and shared that staff has reached out to various agencies for input on staffing and funding/fungibility.*

7. **Commissioners' Questions and Matters**

- A. Update from ED Hiring Subcommittee – *Commissioner Rossi reported that the salary maximum of \$176K may be too low for recruitment purposes, but that the hiring consultant suggested that bonuses may be an option (utilizing non-encumbered funds). Rachel indicated that the rest of the Board would be receiving questionnaires from the hiring consultant.*
- B. Form 700 Reminder – *Commissioner Kasbani and Vice Chair Levine shared they are working on their Form 700 submissions.*
- C. Board Appointment – *Nothing to report.*

8. **Communications** – *None.*

Adjournment – *Moved by Vice Chair Levine, seconded by Commissioner Moody, the meeting was adjourned at 7:18 pm.*