



Berkeley Housing Authority

**DRAFT MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF THE BERKELEY HOUSING AUTHORITY**

**Friday, April 23, 2010**

**North Berkeley Senior Center  
1901 Hearst Avenue  
Berkeley, CA 94704**

**8:30 a.m. – 11:30 a.m.**

**CAROLE NORRIS, CHAIR**

**VALERIE AGOSTINO**

**KATHARINE GALE**

**MARJORIE COX**

**DOROTHY HUNT**

**GEORGE AUSTIN**

**ADOLPH MOODY**

1. **Call to Order**

The meeting was called to order at 8:35 a.m.

2. **Roll Call**

Board Members present: Chairperson Norris and Commissioners Agostino, Cox, Austin, Gale, and Hunt; Commissioner Moody arrived at 8:42 a.m.

3. **Comments from the Public**

One Public Housing resident, and one Section 8 Voucher Program participant, addressed the Commission. An eight page document from "Residents in Action" was presented and submitted by Keith Carlisle, President. Others in attendance included Scott Jepson and Eric Novak, EJP and Jon Gresley, Executive Director, Oakland Housing Authority.

**WORKSHOP**

**Low Income Public Housing Disposition Project  
EJP Consulting, Inc**

**I. Reports on Low Income Public Housing Disposition**

- A. **Background & Activities.** Written report received. Tia Ingram, Executive Director, provided brief commentary on the written report, including the multi-year "troubled" status that resulted in the 2007 creation of an autonomous Housing Authority, a new Board of Commissioners, and a Memorandum of Agreement with the U.S. Department of Housing and Urban Development. Ingram noted some possible discrepancies in the "goals and principles" as included in the

report, and advised formal adoption (confirmation) of the goals would be presented at the next regular meeting of the Board of Commissioners.

- B. Disposition Project-Oakland Housing Authority. Jon Gresley, Executive Director of the Oakland Housing Authority shared highlights of OHAs activities with regard to their over 1,500 Federal Public Housing units over the past several years which include HOPE VI comprehensive improvements, disposition to third parties (including OHA affiliates), and sale. Gresley shared some of the same concerns experienced by BHA, such as inadequate Federal funding, challenges presented by scattered site developments, and over-housed families. OHA has used Section 8 Project Based assistance to keep rents affordable for low-income families, and continues to move in the direction of having all of its units managed by non-profit housing developers.
- C. Overview/Evaluation of Alternative Approaches to Disposition. EJP Consultants, Eric Novak and Scott Jepson reviewed in detail, the options identified in the Strategic Plan; the disposition options; and the six policy issues/questions raised by Board members. Provided background for their recommendation to dispose of the units to a third-party developer other than BHA.
- D. Impact of Disposition on Section 8 Program. Finance Committee Chair, Commissioner Cox confirmed the Authority has deficits in both the S8 and LIPH programs; noted the disposition would address the LIPH deficit, and the possibility that it could generate some new revenue for the Section 8 Program (though not likely enough to cover the full Section 8 deficit).

## **II. Action Calendar from LIPH Feasibility Committee**

- A. Consideration of a resolution confirming the preferred disposition option is to a third party developer, independent of the Berkeley Housing Authority, with the following two provisions: (i) that all units remain affordable rental units and (ii) all of the units remain 3 or 4 bedroom units.

The Berkeley Housing Authority is the owner/manager of 61 units of Federally funded and 14 units of State funded, large family, low-income housing units; in December 2009, the Berkeley Housing Authority, consistent with the Memorandum of Agreement with the U.S. Department of Housing and Urban Development, submitted an inventory removal application to reposition the 61 Federally funded units from the Low Income Public Housing Program and is obtaining information on the process for repositioning the 14 State units from the Rental Housing Construction Program. The Berkeley Housing Authority Board of Commissioners identified disposition to a third party, independent of the Berkeley Housing Authority, as the preferred option and the expertise of a relocation expert is required to ensure all existing residents have information and benefit from all the protections available under all applicable laws. It was moved, seconded and carried (Gale, Moody; Abstain: None; Opposed: Norris, Cox; Absent: None) to confirm the preferred disposition option to one or more third party developers, independent of the Berkeley Housing Authority, and in keeping with the principles as set forth today.

Moved, seconded and carried (Gale, Austin; Abstain: None Opposed: Norris and Cox; Absent: None) directing staff to provide a report on the regulations and any discretion in establishing "occupancy standards" for the Section 8 Housing Choice Voucher Program, and any restrictions with regard to their application in the Section 8 Housing Choice Voucher Project Based program.

Also directed staff to return with information on the actions required to resume operation of the Section 8 Home Ownership Program.

- B. Consideration of a resolution authorizing the Executive Director, working with the LIPH Feasibility Committee, to take the next steps to implement the preferred option, including developing and issuing a Request for Proposals for a third-party developer, and executing an appropriate contract with the Relocation Consultant.

The Executive Director, working with the LIPH Feasibility Committee, is authorized to (1) initiate the Community Advisory Process, (2) develop a Request for Qualifications for one or more third party developers, and (3) execute an appropriate contract with the Relocation Consultant. It was moved, seconded and carried (Gale, Austin; Abstain: None Opposed: Norris and Cox; Absent: None) to authorize the Executive Director, working with the LIPH Feasibility Committee, to take the next steps, including initiating the Community Advisory process, and developing a Request for Qualifications for one or more developers, and executing an appropriate contract with the Relocation Consultant.

4. **Adjournment**

The meeting adjourned at 12:15 p.m.

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The next meeting of the Board is scheduled for Thursday, May 13, 2010, at 6:00 p.m. at the North Berkeley Senior Center.

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