



Berkeley Housing Authority

ITEM 5A

BERKELEY HOUSING AUTHORITY BOARD

DRAFT MINUTES

Thursday, May 9, 2013
North Berkeley Senior Center
1901 Hearst Avenue
Berkeley, CA 94709

6:00 p.m.

CAROLE NORRIS, CHAIR

VALERIE AGOSTINO
MARJORIE COX
ADOLPH MOODY

DOROTHY HUNT
RICHELIEU HEMPHILL

1. **Call to Order**

The meeting was called to order at 6:01 p.m.

2. **Roll Call**

Chairperson Norris, Vice-Chair Cox, Commissioners Agostino, Hunt, and Moody; Commissioner Hemphill arrived at 6:03 p.m.

3. **Comments from the Public**

Tracy Jackson, SEIU 1021 member, and spokesperson for employees, addressed the Board regarding the CalPERS item on the agenda.

4. **Ceremonial Matters**

Chairperson Norris presented a proclamation to Janny Castillo, of BOSS, representing East Bay Housing Organizations (EBHO) in recognition of EBHOs' 17th Annual East Bay Affordable Housing Week.

If you need special assistance to participate in the meetings of the Berkeley Housing Authority's Board of Commissioners, please contact Rachel Gonzales-Levine, Reasonable Accommodation Coordinator, at (510) 981-5485, rgonzales-levine@ci.berkeley.ca.us or via California Relay Service (711). Notification 48 hours prior to the meeting will enable the Authority to make reasonable arrangement to ensure accessibility.



The meeting adjourned to Closed Session at 6:12 p.m.

5. Closed Session

Conference with Labor Negotiators pursuant to the California Government Code Section 54957.6 Designated representatives: Tia Ingram, Jennifer Bell, James Diamond. Employee Organization SEIU 1021.

Conference with Labor Negotiators pursuant to the California Government Code Section 54957.6 Designated representatives: Tia Ingram, Jennifer Bell, James Diamond. Employee Organization Local One.

Repositioning of Low Income Public Housing Units

Pursuant to Government Code Section 54956.8: Conference with real property negotiators regarding the price and terms of payment for the disposition of the Public Housing and Rental Housing Construction Program properties: Agency Negotiators: Tia Ingram, Eric Novak, Scott Jepsen, and Jennifer Bell

The Closed Session concluded with no reportable actions, and the open session resumed at 6:58. Agenda reordered to take item 7D.

6. Report from the Executive Director

Executive Director briefed the Board on the status of activities of the Housing Authority in the areas of overall administration, rental assistance in the Section 8 Voucher, and Authority owned rental housing programs, and informed the Board of potential significant actions/developments which may transpire prior to the next regular meeting.

Executive Director and Chairperson Norris met with Velma Navarro, Public Housing Director and key HUD staff on April 30th; good exchange of information; HUD reporting remained 100% (50058 submissions) for the period ending April 30; revised waiver requests submitted to HUD (Energy Audit-Public Housing, Family Self Sufficiency-S8), and pulled the request for an exception payment standard; revised response to PHAs "substandard physical" designation prepared for Chairperson Norris; BHA-COB 3x3 meeting scheduled for May 23rd, 5:30 – 7:00 p.m., North Berkeley Senior Center; announced retirement of Patricia Baker, Office Assistant II; no movement on negotiations with City for office space at 1947 Center St; received first payment (draw) from the \$300,000 Housing Trust Fund allocation, reimbursement of relocation expenses; successful termination of assistance (eviction pending) of Public Housing resident (lease violation).

7. New Business

A. Approval of Minutes April 16, 2013

It was moved/seconded (Cox/Agostino) to approve the minutes as submitted.

B. Finance Report: Period ending March 31, 2013

Val Agostino, Chair, Finance Committee & Jesy Yturralde, Finance Manager
The overall projected deficit dropped to \$446,122 in March 2013, a \$114,649 reduction from our last month's projection of \$560,771; this is primarily due to deferment of disposition expenses into the coming fiscal year; we remain confident that available operating reserves

will cover this year's deficits (S8 and LIPH) but there is increasing concern about the budget for FY2013-2014.

C. Implementation Strategy for the Federal Sequester

Executive Director reviewed directives in the recent (April 26, 2013) HUD notice, and their impacts on BHA; reviewed matrix prepared by staff listing three categories of possible options for addressing the reduction in funding (for administration and rental subsidy payments), ranging from those preferred (those with the least impact on current households) to those least desired (impact on current households or impracticably); staff will provide monthly updates.

D. CalPERS Employer Paid Member Contributions

It was moved/seconded Cox/Hemphill) to approve the recommendation and the revised resolution as read into the record.

8. **Commissioners' Questions and Matters**

Commissioner Moody inquired about the status of the vacant Commissioner position. Chairperson Norris invited others to identify individuals for consideration, and advised she is following up with some leads. Commissioner Moody suggested we post notice on the BHA website.

Chairperson Norris encouraged all Board members to attend the BHA-COB "3x3" meeting scheduled for May 23rd, 5:30-7:00 p.m., North Berkeley Senior Center.

9. **Communications**

None

10. **Adjournment**

The meeting adjourned at 7:48 p.m.

This agenda was posted on the doors of the Berkeley Housing Authority at 1901 Fairview Street, Berkeley, CA 94703; at North Berkeley Senior Center, 1901 Hearst Avenue, Berkeley, CA 94709; as well as the Berkeley Housing Authority website. A special meeting of the Board is scheduled for Thursday, May 23, 2013 at 6:00 p.m. at the North Berkeley Senior Center. The next Regular meeting of the Board is scheduled for Thursday, June 13, 2013 at 6:00 p.m. at the North Berkeley Senior Center.

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