



Berkeley Housing Authority

DRAFT MINUTES
BOARD OF THE BERKELEY HOUSING AUTHORITY
REGULAR MEETING

Thursday, February 14, 2013
North Berkeley Senior Center
1901 Hearst Avenue
Berkeley, CA 94709

6:00 p.m.

CAROLE NORRIS, CHAIR

VALERIE AGOSTINO
MARJORIE COX
ADOLPH MOODY

KATHARINE GALE
DOROTHY HUNT
RICHELIEU HEMPHILL

1. **Call to Order**

The meeting was called to order at 6:05 p.m.

2. **Roll Call**

Present Chairperson Norris, Vice-Chair Cox, Commissioners Agostino, Hemphill, Hunt and Moody; the seat occupied by Commissioner Gale has been vacated

3. **Comments from the Public**

Eve Stewart, Karl Lauff and a resident representative addressed the Board regarding the award of Project Based Vouchers for Strawberry Creek Lodge.

The meeting adjourned to closed session at 6:17 p.m.

4A. **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.

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.



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 6:50 p.m.

4B. Report from the Executive Director

Executive Director briefed the Board in the areas of overall administration, rental assistance in the Section 8 Voucher, and Authority owned rental housing programs.

Executive Director Ingram advised the Board (a) of the certificate "High Performer," Section 8 Voucher Program received from HUD for Fiscal Year 2011-12; (b) performance in the S8 Program remains above 95% for all required fields; (c) subpar status in the Public Housing Program due to declining number of units in the program; staff will follow up with HUD Public Housing liason Andrew Nguyen; (d) still awaiting response/acknowledgement from HUD on various submittals; (e) Northern California Executive Directors' retreat confirmed shared concerns: HUD funding; maximizing staff resources; and Project Based Vouchers. A report has been commissioned to address the pros, cons, and challenges associated with the PB program; the report is anticipated in March; (f) we continue to experience delays with full implementation of the CalPERS contract; (g) the BHA office lease expires in December 2013; staff is making a priority to move to more cost-effective office space; (h) recent confirmation of HUD 1999 regulation eliminating the "owner opt-out" provision; staff working to develop public information for owners and assisted households; (i) brief review of examples of the special case management challenges encountered by staff; updated stats on terminated tenancies in the Public Housing program associated with the disposition.

5. New Business

A. Approval of Minutes: December 13, 2012 and January 10, 2013

It was moved/seconded (Cox/Hunt) to approve the minutes as presented.

B. Section 8 Project Based Voucher Program

Report provided information and/or responses to issues raised at the January 2013 meeting regarding the need for affordable housing for seniors; the supply of affordable housing units for seniors in the City of Berkeley; prior award of Project Based assistance for senior (62 or older) developments; and the potential for affordable housing developmebts in the City; report received.

C. Reconsideration of January 10, 2013 recommendations to allocate Section 8 Project Based Vouchers to Strawberry Creek Lodge, Grayson Street Apartments and William Byron Rumford Plaza; and consideration of an award to Harper Crossing

Considerable discussion about this item, and specifically the absence of an award to Harper Crossing and Grayson St. Apartments. City Health, Housing and Community Development Director Jane Micallef addressed the Commission on behalf of the City suggesting there was no reason to exclude the Grayson or Harper projects for

consideration. Executive Director Ingram, Eric Novak (consultant on the disposition project), and James Diamond (legal counsel) addressed the Board regarding the importance of proper documentation of compliance with the HUDs rules regarding award of the projects.

It was moved/seconded (Cox/Agostino; Commissioner Hunt was not present for the vote) to approve the staff recommendation to award up to 23 Project Based Vouchers to Strawberry Creek Lodge, and to accept the three conditions identified in the resolution.

Discussion about staff initiating a Request for Proposals (in May) to allow projects to apply for Project Based Vouchers before the July 2013 Tax Credit application cycle.

- D. Approve a Resolution authorizing the release of Relocation Contingency in the Development Disposition and Loan Agreement (DDLA) with the Related Company of California

It was moved/seconded (Cox/Agostino; Commissioner Hunt was not present for the vote) to approve the staff recommendation.

- E. Termination of ground lease for the City-owned land on which Authority-owned units are located: 2231 Eighth Street, 1605 Stuart Street, 1812 Fairview Street, 1519 Alcatraz Avenue and 3016 Harper Street (collectively, the "City Parcels")

It was moved/seconded (Agostino/Cox; Commissioner Hunt was not present for the vote) to approve the staff recommendation.

- F. Finance Report: Val Agostino, Chair, Finance Committee & Jesy Yturalde, Finance Manager

a. Fiscal Year FY 2012-13: Period ending December 31, 2012

Highlights from the written report were provided by Vice-Chair Cox, and included (a) no significant changes; (b) uncertainty continues with regard to the Federal budget, and the impact of possible "sequestration"; (c) careful watch on lease-up and related earned Administrative Fee; (d) acknowledgement of tight controls and oversight by staff.

6. **Commissioners' Questions and Matters**

7. **Communications**

- A. Resignation of Commissioner Katharine Gale

Chairperson Norris asked Ingram to contact Gale and arrange for a public appreciation for Gale's service to the BHA.

8. **Adjournment**

The meeting adjourned at 7:37pm

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. The next Regular meeting of the Board is scheduled for Thursday, March 14, 2013 at 6:00 p.m. at the North Berkeley Senior Center.

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