



Berkeley Housing Authority

ITEM 4A

DRAFT MINUTES

BOARD OF THE BERKELEY HOUSING AUTHORITY

SEPTEMBER 13, 2018

North Berkeley Senior Center
1901 Hearst Avenue
Berkeley, CA 94709

6:00 pm

CAROLE NORRIS, CHAIR

DAMION MCNEIL, VICE CHAIR
ADOLPH MOODY
CHRIS SCHILDT

MARVA CREMER
DANIEL ROSSI

1. **Call to Order**
The meeting was called to order at 6:20 p.m.
2. **Roll Call**
Present: Vice-chair McNeil, Commissioners Cremer, Moody and Schildt
Absent with prior notice: Chairperson Norris and Commissioner Rossie
3. **Comments from the Public** – Limited to 3 minutes per speaker
None
4. **Approval of Minutes**
Moved and seconded by Commissioners Schildt and Cremer, the Minutes of the July 12, 2018 meeting was approved.
5. **Old Business**
None.
6. **New Business**
 - A. Executive Director's Monthly Report – this report is intended to provide the Board of Commissioners with information pertaining to the general administration of the Housing Choice Voucher Program occurring since the last meeting. It will also provide important information on matters that may affect operations prior to the next scheduled meeting.

In the absence of ED Wilkins, Jesy presented the Monthly Report.

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Two proposals were received in response to an RFP for a Development Planning Consultant. On July 16th, the review team invited the two applicants for an in dept interview. Based on scoring criteria, the team is confident that LeSar Development Consultants will provide a range of options for the Board to consider in moving BHA in the direction of establishing long-term low income housing opportunities in Berkeley.

The Annual Section 8 Management Assessment Program (SEMAP) submission was completed and submitted to HUD on August 24, 2018. PHA's are required to conduct random quality control checks for 14 different operational indicators. We anticipate that BHA will certify as High Performer again in FY2018.

BHA was recently awarded 40 Mainstream and 15 VASH vouchers. The Mainstream vouchers will serve households with a disabled/homeless individual and those moving from streets/shelters or care facilities. The VASH vouchers are for homeless veterans connected with the Department of Veterans Affairs.

Early in September 2018, HUD released the 2019 Fair Market Rents for communities across the nation. The new FMRs for the Oakland-Fremont area are significantly lower than the existing 2018 FMRs. Payment Standards may be set between 90%-110% of the FMR without requiring for a HUD waiver.

BHA submitted the unaudited Financial Data report into HUD's Real Estate Assessment Center on August 20th. The report reflects an operational deficit of \$175,701 in FY2018. However this amount includes interest from Notes Receivable from Berkeley 75 that is restricted by HUD, and does not take into account the impact of GASB 75 (unfunded liability for post-employee benefits, including retirement medical) that is being implemented for the first time in FY2018.

B. Public Hearing and Adoption of Update to 2018-19 Administrative Plan – Chapter 11
“Reexaminations”

Moved and seconded by Commissioners Moody and Cremer, this item was tabled for the next Board meeting.

C. Extension of the Section 8 Project-Based Master Housing Assistance Payment (HAP) Contract for 24 units at Oxford Plaza

Moved and seconded by Commissioners Schildt and Moody, the 10-year Extension of the First term of the Section 8 Project-Based Master Housing Assistance Payment (HAP) Contract for 24 units at Oxford Plaza was approved.

7. **Commissioners' Questions and Matters**

Commissioner Schildt reported that she and Comm. Moody attended the NAHRO Training in San Francisco.

8. **Communications**

None.

9. **Adjournment**

Moved and seconded by Vice Chair McNeil and Comm. Cremer, the meeting was adjourned at 7:33 p.m.