



Berkeley Housing Authority

ITEM 6A

## AGENDA

### BOARD OF THE BERKELEY HOUSING AUTHORITY

#### DRAFT MINUTES

November 12, 2015

North Berkeley Senior Center  
1901 Hearst Avenue  
Berkeley, CA 94709

6:00 p.m.

CAROLE NORRIS, CHAIR

VALERIE AGOSTINO  
MARVA CREMER  
DANIEL ROSSI

MARJORIE COX  
ADOLPH MOODY  
GERRIS WILKINSON

1. **Call to Order**

*The meeting was called to order by Chairperson Norris at 6:00 p.m.*

2. **Roll Call**

*Present: Chairperson Norris and Commissioners Agostino, Cox, Cremer, Moody and Rossi; absent Commissioner Wilkinson*

3. **Comments from the Public**

Public comments are limited to three minutes per speaker.

*S8 participant addressed Board regarding challenges (respect and work orders) with private landlords; criticism of BHA's offers of mediation services and inappropriate sharing of confidential information.*

4. **Closed session** pursuant to Government Code Section 54957 to evaluate the performance of the Executive Director.

*Board went into closed session from 6:07 to 6:37. See item 6.D for action.*

This meeting is held in a wheelchair accessible location. 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](mailto: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. Please refrain from wearing scented products at the meeting, as attendees may be sensitive to various scents in products and materials, whether natural or manufactured.

5. **Report from the Executive Director**

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

*The Executive Director shared oral highlights from the written report including (a) ongoing concern about utilization, now at 1,696 of 1,935 units; (b) new collaborative "Affirmatively Furthering Fair Housing Plan" project involving multiple agencies; (c) HUD notice, and BHA application for 125% emergency exception payment standard; (d) inability to move forward with award of (or renewal of) PBVs based on anticipated increase in Payment Standard; (e) no new information on Admin Fee proration; (e) future presentations on affordable housing crisis (need to create new units, assistance from city with owner incentives to continue participation in S8 program, financial support for BHA operations) to City Council on December 1<sup>st</sup> and Housing Advisory Commission on December 3<sup>rd</sup>; (f) application for PBV waiver to increase program cap.*

6. **New Business**

A. Approval of Minutes:

a. Regular meeting, October 22, 2015

*It was moved/seconded (Cox/Rossi; abstain Agostino; absent Wilkinson) to approve the minutes as submitted.*

B. Finance Report–Period Ending September 30, 2015 - Val Agostino, Chair, Finance Committee & Jesy Yturalde, Finance Manager

*No significant variances to report; reduction in projected deficit primarily due to not filling two authorized positions. Next report may address impacts of GASB 68.*

C. Adoption of New Payment Standards

*It was moved/seconded (Agostino/Cox; Wilkinson absent) to revise the draft resolution to reflect adoption of an emergency exception Payment Standard equal to 125% of the 2016 Fair Market Rents, effective immediately upon approval by HUD.*

D. Executive Director compensation

*It was moved/seconded (Cox/Rossi; Wilkinson absent) that in exchange for Tia Ingram, Executive Director extending the retirement date to July 1, 2016, which allows BHA to preserve continuity of leadership during the critical transition period, and in recognition of the value added by her presence, the Board granted the Executive Director an increase in COLA from 3 to 7% effective July 1, 2015, and provided a one-time \$7,500 retention bonus to be paid January 2016.*

7. **Commissioners' Questions and Matters**

- *Chairperson Norris advised Mayor Bates is following up with Commissioner Wilkinson regarding his inability to attend BHLA Board meetings.*
- *Commissioner Moody shared his attendance at the City meeting regarding homelessness, and the anticipated hub at the Berkeley library where services for homeless can be obtained.*
- *Three members of the public were present at the end of the meeting; the public comment period had expired, so they shared comments with Chairperson Norris and Executive Director Ingram for appropriate follow up and reporting at the next Board meeting.*

8. **Communications**

A. NAACP communication to Executive Director dated October 19, 2015

B. Executive Director's response to communication from NAACP dated November 2, 2015

9. **Adjournment**

*It was (moved/ seconded; Wilkinson absent)to adjourn at 7:15 p.m.*

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This agenda was posted on the doors of the Berkeley Housing Authority at 1936 University Avenue, Suite 150, Berkeley, CA 94704; at North Berkeley Senior Center, 1901 Hearst Avenue, Berkeley, CA 94709; and the Berkeley Housing Authority website. Board in recess during August. The next Regular meeting of the Board is scheduled for Thursday, December 10, 2015 at 6:00 p.m. at the North Berkeley Senior Center.

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