



Berkeley Housing Authority

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

**June 25, 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 at 6:00 p.m.*

2. **Roll Call**

*The meeting was called to order at 6:00 p.m. Vice Chair Marjorie Cox presided; present Commissioners Agostino, Moody, and Rossi; Commissioner Cremer arrived at 6:25 (during discussion of item 5.C); Chairperson Norris was absent with notice; Commissioner Wilkinson was absent.*

3. **Comments from the Public**

*No members of the public were present.*

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 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.



C. Contract – Housing Quality Standards Inspection Services (New 2 year contract)

Sterling Inspection Services

*It was moved/seconded (Agostino/Moody) and approved (Norris, Wilkinson absent) to approve the contract for inspection services*

D. Section 8 Project Based Voucher Program

*Report received. Discussion about (a) preference/priority for future awards; (b) theory of dual subsidy from overlaying project based assistance on Below Market Rate units; (c) creation of additional units and preservation of existing; (d) potential fee structure; (e) risks and rewards of taking on a developer role; (g) new HUD guidance; (f) program expansion to 30% of budget authority; and (g) process for revising Admin Plan.*

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

a. Finance Report for Period Ending April 30, 2015

*Finance Committee Chair Agostino provided brief comments; no significant variances; slight improvement from revenue realized from BHA sponsored training.*

b. Update: HUD's New Administrative Fee Study

*Finance Manager Yturalde advised a few rural PHAs are "winners." Unfortunately BHA is a "loser" under the proposed formula; she provided context for the admin fee study, including the 7 indicators; we cannot assess the outcomes of the study, until HUD releases the formula. Yturalde will continue working closely with the Finance Committee as information is received.*

6. **Commissioners' Questions and Matters**

*Commissioner Moody initiated discussion about the upcoming 3x3 meeting, and issues that should be addressed; Commissioner Agostino advised she, Chairperson Norris, and Executive Director Ingram would be meeting with Mayor Bates on July 9<sup>th</sup>; Vice Chair Cox encouraged Commissioners with comments or concerns to share them with the Executive Director.*

7. **Communications**

8. **Adjournment**

*It was moved/seconded (Agostino/Rossi), Norris and Wilkinson absent, to adjourn at 7:05 p.m.*