

## SUMMARY

### BERKELEY HOUSING AUTHORITY SPECIAL MEETING

TUESDAY, APRIL 20, 2004 – 6:00 P.M.

Council Chambers, 2134 Martin Luther King Jr. Way

#### Preliminary Matters

**Roll Call:** 6:05 p.m. Absent -- Clark

**Public Comment:** 3 speakers.

#### Consent Calendar

Moved, seconded and carried (Maio/Worthington) to adopt the Consent Calendar in one motion except as indicated:

**1. Minutes for Approval**

**From: Executive Officer**

**Recommendation:** Approve the minutes for Authority meetings of March 16, 2004.

Contact: Contact: Sherry Kelly, City Clerk, 981-6900

**Action:** Approved minutes.

**2. Special Meeting for Work Session on Housing Authority Issues**

**From: Executive Officer**

**Recommendation:** Cancel the regular meeting scheduled for 6:30 p.m. on May 18<sup>th</sup> and call a special meeting for 6:00 p.m. on May 18<sup>th</sup> for a work session on the status of the Berkeley Housing Authority and issues related to the Authority.

Contact: Stephen Barton, Housing, 981-5400

**Action:** Approved recommendation.

**3. Property Management and Maintenance**

**From: Executive Officer**

**Recommendation:** Adopt a Resolution authorizing the Executive Officer to solicit bids for Property Management and Maintenance services of Housing Authority's 75 units of rental housing; and interior and exterior rehabilitation in an amount not to exceed \$705,000; re-landscaping services in an amount not to exceed \$54,000 for approximately 55 units of rental housing owned by the Housing Authority; and authorizing the Executive Officer to execute any agreement(s) and amendments.

**Financial Implications:** Total contractual commitments approximate \$1,184,000, funded with HUD's Section 108 loan, and federal and state funds allocated to the public housing programs.

Contact: Stephen Barton, Housing, 981-5400

**Action:** Removed from Consent Calendar by Councilmember Wozniak. Moved, seconded, carried (Wozniak/Olds; Absent - Clark) to adopt Resolution No. 688.

## Consent Calendar

### 4. **Payment Standard: Project-Based Section 8**

**From:** City Manager

**Recommendation:** Adopt a Resolution approving a new payment standard schedule for Section 8 units, effective May 1, 2004, increasing the payment standard for Project-Based Section 8 units while leaving the current payment standard at the December 2002 rates for all other Section 8 units, and rescinding Resolution No. 670.

**Financial Implications:** None.

Contact: Stephen Barton, Housing, 981-5400

**Action:** Removed from Consent Calendar by Councilmember Olds. Moved, seconded, carried (Maio/Worthington; Absent - Clark) to adopt Resolution No. 689.

## Action Calendar

### 5. **Agreement: Approval of Agreement with HUD on Public Housing Corrective Action Plan**

**From:** Executive Officer

**Recommendation:** Adopt a Resolution approving the Memorandum of Agreement (MOA) between the Berkeley Housing Authority (BHA) and the U.S. Department of Housing and Urban Development (HUD) which sets forth responsibilities that are intended to assist the BHA to improve its Public Housing Assessment System (PHAS) score and eliminate the HUD-designated troubled status for the Public Housing Program within two years.

**Financial Implications:** Possible financial sanctions for failing to meet established MOA terms.

Contact: Stephen Barton, Housing, 981-5400

**Action:** Moved, seconded, carried (Maio/Worthington; Absent -Clark) to adopt Resolution No. 690.

## Information Reports

### 6. **Initial Overview of the Housing Authority** *(to be delivered)*

**From:** Executive Officer

Contact: Stephen Barton, Housing, 981-5400

**Action:** Moved to Action Calendar for an oral report only. Discussion to be continued at the meeting of May 18, 2004.

### 7. **Status of Annual Plan and Section 8 Waiting List**

**From:** Executive Officer

Contact: Stephen Barton, Housing, 981-5400

**Action:** Received and filed.

### 8. **Status of Option to Purchase 1654 Fifth Street from the Redevelopment Agency** *(CF 19-04)*

**From:** Executive Officer

Contact: Dan Marks, Planning, 981-7400

**Action:** Moved to Action Calendar for discussion. Received and filed.

## Supplemental Reports and Communications #1

### **Item 4: Payment Standard: Project-Based Section 8**

1. Ali R. Kashani, Affordable Housing Associates; Gordon Choyce Senior, Jubilee Housing; Dan Sawislak, Resources for Community Development; Joan C. Davis, Satellite Housing, Inc.

### **Purchase Option for Tenant Occupied Redevelopment Agency Properties**

2. Rhiannon, care of Sherry Thompson

## Supplemental Reports and Communications #2

### **Item 4: Payment Standard: Project-Based Section 8**

3. Supplemental Report, submitted by Housing Department

### **Purchase Option for Tenant Occupied Redevelopment Agency Properties**

4. John and Sherry Thompson
5. Rhiannon

## Adjournment

Adjourned at 7:02 p.m.