

January 2, 2010

Stephen Wollmer
1823 'B' Berkeley Way
Berkeley, CA 94703
(510) 843-2053
stephenwollmer@gmail.com

Berkeley Housing Authority
1901 Fairview Street
Berkeley, CA 94703
bha@ci.berkeley.ca.us

Dear Board Members,

As of December 31, 2010 the latest of the Authority's various reservations of Project Based Section 8 Vouchers for the Ashby Arts project expired without the project having met the Authority's condition of obtaining sufficient additional funding to make the project viable. The expiration of Ashby Art's reservation leaves the Authority with the ability to issue up to 93 Project Based Vouchers. I urge the Authority to begin an open and transparent process to allocate these valuable community resources to support the City's existing and planned affordable housing projects.

Likewise, the City Council's reservation Housing Trust Funds for to the Ashby Arts project has also expired freeing up almost \$1.4 million for other worthy projects. Together with your allocation of Project Based Vouchers, the City has a unique opportunity to remedy the physical and fiscal health of our existing affordable housing projects. I urge the Authority to coordinate with the Housing Advisory Commission to leverage these two crucial sources of support for affordable housing.

To assist and focus your discussion I include the December 14, 2010 Housing Department Staff report to the City Council requesting an extension of the City's 2010 Housing Trust Fund Round through 2011 and listing those projects being considered for Housing Trust Funds. In particular, I draw your attention to the Housing Department Report's "BACKGROUND" discussion about the interplay between some affordable housing projects' lack of income and their failure to adequately reserve for maintenance. I urge you to condition any voucher allocations you may make during this funding round require an asset management plan with ongoing oversight by Authority and/or Housing Department Staff to in order to ensure the long-term physical and fiscal health of our City's affordable housing stock.

CC: Berkeley City Council

City of Berkeley Housing Advisory Commission