



Berkeley Housing Authority

1936 University Ave, Suite 150 Berkeley, CA 94704
Telephone: (510) 981-5470 Fax: (510) 981- 5480

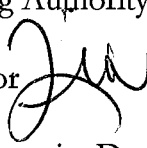
Office of the Executive Director

Item 7B

NEW BUSINESS

December 11, 2014

To: Honorable Chairperson and
Members of the Berkeley Housing Authority Board

From: Tia M. Ingram, Executive Director 

Subject: Application(s) for Funding/Community Development Block Grant and
General Fund

BACKGROUND

On February 14, 2014, Berkeley Housing Authority became a Section 8 only Authority, with one permanent finance stream: funds from the U.S. Department of Housing and Urban Development (HUD), and one temporary finance stream: proceeds from the sale of the public housing units.

The long-term viability of BHA, providing critically needed services on behalf of approximately 2,033 extremely-low and low-income households in Berkeley is highly dependent on identifying new income streams. We are further mindful of the importance of a local Berkeley Housing Authority working to address the daunting challenge of homelessness both in terms of housing individuals, and preserving eligibility of the affordable housing.

Identifying new funding streams is especially critical given the recent history of proration of HUD funding, without a commensurate reduction in regulations and compliance requirements.

STATUS

On December 1, 2014 the City of Berkeley issued a Request for Proposals (RFP) for Community Agency funding. This RFP covers two-year funding for all housing services and social services proposals (July 1, 2015 through June 30, 2017). There is a long history of BHA as a recipient of General Fund and CDBG funds when the Authority operated as a division in the City's Housing Department. The last year (independent) BHA received such an allocation was Fiscal Year 2013 intended for the final repayment of the Section 108 loan.

Staff is exploring applying for funding under one or both categories, and optimistic the decision makers will appreciate the tremendous cost/benefit of awarding funding for one or more of our activities, programs including:

- a. Homeless Continuum Programming. In this program, each year BHA would “graduate” a number of formerly homeless households from transitional housing to permanent rental assistance via a Tenant based S8 voucher. Another component of this programming includes BHA’s enhanced efforts beyond what HUD requires, to allow a family with S8 rental assistance avoid termination and continue receiving assistance thereby avoiding homelessness.
- b. Non-Section 8 Recertification and Unit Listing Services. To be performed for the City (developers) with regard to units developed/rehabilitated via the housing trust fund/housing mitigation programs. For example, performing annual income recertifications and listing units for rent on BHA’s weekly unit listing report, for low-income households occupying these units without S8 rental assistance.
- c. BUSD Collaboration for Families Living in Poverty. We are exploring a partnership with Berkeley Unified School District (BUSD) to create homes for students attending BUSD schools. Our belief is that a child can’t focus on learning, if his/her home environment is not stable and secure, and conducive to learning. Providing rental assistance to these Berkeley families helps:
 - i. Ensure diversity in Berkeley;
 - ii. Berkeley property owners with a stable income stream; and
 - iii. Stabilizes program size for BHA (minimal portability for families with school age children).
- d. Workforce Development/Family Self Sufficiency. A successful program will effectively allow households to utilize the S8 rental assistance for as limited a term as possible, while increasing household income to a level whereby assistance is no longer required, and can be cycled to another eligible family.
- e. Housing Stock Preservation. This project envisions a rental home improvement grant/0-interest loan program that would provide funding to owners to upgrade/maintain the rental stock, in exchange for long-term participation in the Section 8 Tenant based voucher program.

In addition, BHA will propose to offer contract services (i.e. income certifications) on behalf of the City for projects with tenancies with income restrictions, i.e. BMR units, that are rented to extremely-low or low-income households without S8 rental assistance.

Responses to the RFP are due January 5, 2015, and must be accompanied by an authorizing resolution of the Board.

FINANCIAL IMPACT

No cost associated with the application. If programs are implemented, possible cost for additional staff that could be covered by the anticipated program revenue

Attachments:

1. Resolution

RESOLUTION NO. 14-_____

AUTHORIZING THE EXECUTIVE DIRECTOR TO RESPOND TO THE REQUEST FOR PROPOSALS ISSUED BY THE CITY OF BERKELEY FOR AWARD OF FUNDS

WHEREAS, Berkeley Housing Authority is a Section 8 only Authority; and

WHEREAS, proration of federal funds and diminishing rental housing stock in the City of Berkeley have, and continue to cause a structural deficit in the Section 8 Voucher Program; and

WHEREAS, Berkeley is an entitlement City, eligible for Community Development Block Grants to be used to address the affordable housing needs in Berkeley; and

WHEREAS, Berkeley Housing Authority is the single largest provider of affordable housing in the City of Berkeley; and

WHEREAS, proration of federal funds result in structural deficits for the Authority that must be offset by other funding; and

WHEREAS, on December 1, 2014 the City of Berkeley issued a Request for Proposals inviting applications for funding for Fiscal Years 2016 and 2017; and

WHEREAS, Berkeley Housing Authority is an eligible applicant, and proposes programs that serve the mutual goals of the City to address homelessness and issues of low income households in a comprehensive manner; and

WHEREAS, an application for funding must be supported with a resolution of the governing body.

NOW, THEREFORE, be it resolved that the Executive Director is authorized to submit one or more applications for funding in response to the December 1, 2014 Request for Proposals.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on December 11, 2014 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary