



Office of the City Manager



Berkeley Housing Authority

**MEETING OF THE
3X3 COMMITTEE OF THE
BERKELEY CITY COUNCIL AND THE BERKELEY HOUSING AUTHORITY
Multi-Purpose Room, South Berkeley Senior Center
2939 Ellis Street, Berkeley
Thursday, March 20, 2014
5:30 p.m. to 7:00 p.m.**

Berkeley City Council:
Mayor Tom Bates
Councilmember Darryl Moore
Councilmember Jesse Arreguin

Berkeley Housing Authority (BHA) Commission:
Commission Chair Carole Norris
Commissioner Marjorie Cox
Commissioner Adolph Moody

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54653. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to William Rogers, Deputy City Manager, at 510-981-7000.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes: May 23, 2013 (Attachment 1)
4. Update from Berkeley Housing Authority regarding transfer of public housing units to Berkeley 75
5. Waiver / Property Transfer Tax
6. Project Based Voucher Program
7. New Office Location for Berkeley Housing Authority
8. General Fund / CDBG Allocation / Security Deposit Loan Fund Balance
9. Adjourn

NOTES: Attendees at public meetings are reminded that other attendees may be sensitive to various odors, whether natural or manufactured, in products and materials. Please help respect these needs.

- **Communication Access Information (A.R.1.12)**



This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting."

- **SB 343 Disclaimer**

Any writings or documents provided to a majority of the Committee regarding any item on this agenda will be made available for public inspection at the City Clerk's Department located at 2180 Milvia Street, 1st Floor, during their normal business hours.

- **Communications Disclaimer**

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3x3 Committee Meeting of the City Council and the
Berkeley Housing Authority
May 23, 2013
North Berkeley Senior Center, 1901 Hearst Avenue

Meeting Minutes

1. **Call to Order:** 5:37 pm: Present: Tom Bates; Jesse Arreguin, Carole Norris, Adolph Moody. Absent: Darryl Moore, Marjorie Cox
2. **Public Comment:** None
3. **Approval of Minutes:** M/S/C: Bates/Norris: To approve Minutes from last meeting (April 18, 2012). Unanimous. Motion Passed.

Tia Ingram, Executive Director of the Berkeley Housing Authority (BHA), provided an update on the Public Housing Repositioning Project; an update on impacts to BHA of Federal budget "sequestration;" and a general BHA status update including Section 8 program management. Ms. Ingram provided detailed reports in each of these areas.

4. Update on Berkeley Housing Authority

a. Update on Public Housing Repositioning Project

City staff was asked to send Council information about the BHA's repositioning project.

Ms. Ingram noted that there has been tremendous progress on the Public Housing Repositioning Project. BHA is relocating households for 1- and 2-bedroom units, working with HUD for approval of lease terms and finalizing ground leases. The majority of units are vacant. Clients have been very cooperative. Of the 31 families eligible for relocation, 16 that qualify are moving to 1-2 bedroom units. Ms. Ingram noted that families that move out of the District may potentially relocate to larger houses elsewhere. A 1-2 bedroom voucher will cover a 3-bedroom home in other districts.

Related will submit tax credit applications by July and hopes to move all over-housed families in July. The award of tax credits will be September and title transfer should occur in December. Tax credits are essential to financing. Related is applying for 4% tax credits.

Out of the 75 households, 23 have completed their moves. All received Section 8 vouchers and relocation benefits. One household did not qualify for Section 8.

All of the public housing units will have project-based assistance. However, clients cannot be over-housed and receive project-based assistance. Ms. Ingram noted that those who want to stay in their units can, but they must be income eligible. Renting will begin when ownership is transferred.

b. Update on impacts to BHA of federal budget "sequestration"

Ms Ingram discussed the impact of the federal sequester. \$1.7M in funding was lost for housing assistance and BHA lost \$386K in administrative fees. There are currently 200 families on the wait list. Vouchers may be rescinded after April 1st.

Ms. Ingram noted that when a family ports to another district, BHA has to reimburse the other housing authority and loses 80% of their administration fee.

Commissioner Arreguin expressed the following concerns:

- 1) The impact of project-based vouchers on the viability of the housing trust fund
- 2) Owner retention
- 3) Getting owners in Berkeley to participate in Section 8 is more difficult because rents are going up.
- 4) HUD said owners can't opt out, so that will affect owner retention. Owners who previously participated can't participate.

c. General BHA status update including Section 8 program management

Ms Ingram explained that project-based vouchers are assigned to the property and the contract is for 15 years. In contrast, Section 8 vouchers are a tenant-based program. The tenant can give 30 days notice. The landlord can opt out for business reasons after one year.

Commissioner Arreguin expressed concern about the availability of housing.

Mayor Bates noted that this is a national problem. He asked if Congresswoman Barbara Lee and others have been briefed on the effects of the federal budget on public housing authorities.

Commissioner Moody suggested that Mayor Bates and BHA co-write an Op-Ed piece. Chairperson Norris would like to do this as well.

Ms. Ingram expressed her appreciation for Ms. Micallef and her staff. She also noted that Shallon Allen and Jim Hynes from the City Manager's office have been tremendous support.

5. Adjourn

Meeting adjourned at 6:25 pm.