



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, North Berkeley Senior Center
1901 Hearst Avenue, Berkeley
Wednesday, January 11, 2012
5:30 p.m. to 7:00 p.m**

Berkeley City Council:

Mayor Tom Bates
Councilmember Darryl Moore
Councilmember Jesse Arreguin

Berkeley Housing Authority 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, Interim Deputy City Manager, at 981-7000.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes: February 1, 2011
4. Report from BHA Executive Director/Consultants:
 - a. Disposition Application Approval
 - b. Selection of Developer for Disposition Agreement
 - c. Rehousing/Relocation Plan for Tenants
5. 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.

**3x3 Committee Meeting of the City Council and the
Berkeley Housing Authority Commission
February 1, 2011
South Berkeley Senior Center 2933 Ellis Street**

Meeting Minutes

1. **Call to Order:** 5:04 p.m; Present: Bates, Arreguin, Moore, Norris, Moody;
Absent: Cox
2. **Public Comment:** none
3. **Approval of Minutes:** M/S/C Bates/Arreguin to approve minutes for 3/2/10;
minutes approved.
4. **Update Repositioning of 75 BHA Owned Large Family Rental Housing Units:** Kathleen Sims, BHA project manager, updated the Committee on the process. She stated it would take approximately 51 weeks to get HUD approval and that HUD had requested more detail on several items to which BHA is responding. The project implementation schedule will include a Relocation Plan and Relocation Benefits. The final Relocation Plan will follow the developer selection. The RFP for the developer is being drafted and BHA hopes to issue it after adoption by the Board in April. The intent is for the developer to acquire the improvements and for the BHA to maintain ground leases. The developer will maintain the affordability of the units.

Councilmember Moore asked whether any consideration had been given to other disposition models. Chair Norris indicated that other models would require additional financial support and would still leave 75 scattered site units which is not a financially viable option. Approximately \$6 million is needed to rehabilitate the properties. Meetings with residents have been conducted in addition to a newsletter. An advisory committee of 3 residents and 4 community partners was formed. They started meeting in November 2010. Commissioner Moody expressed his concern that remodeling needs may be extensive so that tenants may be temporarily relocated. He acknowledged the other issue of tenants who may be over-housed and will need permanent relocation. BHA Executive Director Tia Ingram indicated that the date of tenant relocation is important because it relates to how long the BHA continues to manage the units prior to

disposition. Chair Norris stated that the good cause for eviction ordinance applies and over-housed or over-income tenants would need to pay fair market rent should they choose to return.

Mayor Bates asked if tenants would receive a Section 8 voucher. Ms. Sims indicated that families who are over-income would not be eligible for a voucher but residents who are eligible to remain in the unit may be, while residents who are over-housed may not be. Councilmember Moore asked how many families were over-housed. Ms. Sims indicated 18. Councilmember Arreguin asked if HUD was going to issue additional vouchers. Ms. Ingram indicated that BHA applied for 60 replacement vouchers for the federal units for tenants who would relocate using the vouchers, and that the Board would need to act on Project Based Section 8 vouchers that would stay with the units. Councilmember Arreguin stated that, overall, he supported the disposition but the BHA should assist in finding housing for the people who will have to be relocated. Ms. Sims stated that she had met with 70% of the residents. She indicated that about 28 families would not be able to stay in the units. The BHA's Relocation Agent is responsible for identifying housing in Berkeley and surrounding areas for those families. Councilmember Arreguin asked if BHA previously did anything about over-housed families and Ms. Ingram stated that very little was done because outside of a disposition process they could not be moved and could not be given a voucher.

Councilmember Arreguin asked how many project-based vouchers are available. Ms. Ingram said BHA has the capacity to project-base 200 vouchers. Commissioner Moody indicated that while the Committee discusses the fiscal process it still needs to consider the human element and the impact on families who will need to move. Councilmember Arreguin stated that the BHA needs to ensure that the process is the least disruptive possible. Ms. Ingram stated that there are a number of large complexes that could accommodate tenants. Councilmember Moore expressed his concern about homeless families who need the 3- and 4-bedroom units and should be able to take advantage of these properties. Chair Norris provided information about the Housing Trust Fund (HTF) allocation of \$700,000 of which about \$230,000 is to be spent on roof repair. Housing & Community Services Department Director Jane Micallef provided information about the \$460,000 remaining in the HTF reservation that BHA would need to apply for. She noted that if the selected developer came forward with an application for the project, they would also be eligible. Councilmember Moore asked if the developer could build additional units on the sites. Chair Norris indicated that depended on the zoning.

5. **Status of BHA Operations:** Chair Norris announced that BHA was designated as the “Public Housing Authority of the Year” for the larger divisions. A new Section 8 list of 1500 applicants was created and another 1500 applicants are on the project-based list. BHA is anticipating new project-based Section 8 awards in March or April, and is considering the best approach to awarding them, perhaps piggybacking on the City’s HTF project approval process or using a separate process. Councilmember Moore asked how many people move off the wait list. Ms. Ingram stated about 200 per year move off the list. Chair Norris indicated that the long term viability of running a Section 8 program only needs to be analyzed. The City is providing funding for a consultant for BHA to do that study. Councilmember Moore asked about the size of the BHA’s deficit. Chair Norris indicated it is about \$300,000. Chair Norris mentioned that the BHA could provide services to the City for a fee. Councilmember Moore asked what services could be provided and Chair Norris suggested that the City could pay BHA to perform income verification, inspections and monitoring of affordable units. Mayor Bates expressed how happy and proud he is of the work the BHA has done. He is committed to supporting the disposition process and acknowledged how difficult it will be for some people.

6. **Adjourn:** 6:25 p.m.