



Berkeley Housing Authority

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Office of the Executive Director

Item 4B

ACTION CALENDAR

April 28, 2011

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

From:  J. M. Ingram, Executive Director

Subject: Allocation of 119 Section 8 Project Based Vouchers

**Supplemental communication received
from Christian Church Homes
(Strawberry Creek Lodge)**

Ingram, Tia

From: Geoffrey Morgan [gmorgan@cchnc.org]
Sent: Thursday, April 21, 2011 10:18 AM
To: Ingram, Tia
Cc: Ted Temple; bill; Linda Loverose; Michael Derkacz
Subject: RE: S8PB Proposal

Tia,

Thanks again for sending your spreadsheet showing how we would benefit from your proposed mix of project based section 8 housing. Clearly from a dollars and cents standpoint, you have shown how we would benefit from the mix of 18 1BR section 8s and 5 OBR section 8s. I also agree with you philosophically about the advantage of 1 bedroom units for seniors. Unfortunately, we are constrained by the fact that most of our units are studio units, and there is a dire need for many of our studio tenants to get section 8 to remain independent, regardless of the financial benefit to the lodge or the status of the renovation of the lodge.

I have carefully reviewed with our management staff our existing records for eligible Section 8 candidates living in 1 bedroom units. Unfortunately, only 6 of the 18 one bedroom tenants volunteered to accept section 8, which was the reason we proposed 6 units.

Although we do not do full tenant income certifications on our non-Section 8 tenants, we do have the tenant's self reported income when they applied for housing. We were able to find records on old self reported income on some of the remaining 12 one-bedroom tenants who are not covered by section 8 and did not volunteer for section 8. At least half of these 12 tenants we researched were over income at the time they applied for housing, so we could not use the Section 8 for those units or we would displace our current population. In addition, we have not done a full income certification on the non-section 8 tenants, so we don't know if their income takes into account the value of any other assets they own beyond their self reported income, or if the income is accurate.

On the other hand, we have some studio tenants who have asked for housing who have an immediate and very serious need. For example, some of the tenants who asked for housing have self reported incomes that are LESS than SSI, even as low as \$400 per month! My heart goes out to these studio tenants and the terrible choices they face in these meeting severe financial challenges.

We are all very grateful for your recommendation to fund 23 project based section 8. However, based on review of our tenant's current financial status, and the need to avoid displacing any overincome one bedroom tenants, we can't support an additional 18 one bedroom project based section 8 vouchers and respectfully request shifting the mix back to, or closed to, our original recommendation. Although I won't have the pleasure of meeting you on the 28th, many of the board will be at the next meeting ready to recommend a solution which will advocate a higher number of studio vouchers than the 5 currently recommended by BHA. We are very interested in continuing this discussion to make sure we both walk away with a mutually beneficial outcome.

I want to personally thank you for your support of the lodge and hope you will consider this as you prepare your staff report today. Please do not hesitate to call either myself, Ted Temple, or Bill Samsel if you have any questions.

Geoffrey Morgan
VP of Real Estate Development
Christian Church Homes
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From: Ingram, Tia [mailto:TIngram@ci.berkeley.ca.us]

Sent: Tuesday, April 19, 2011 4:59 PM

To: Geoffrey Morgan

Subject: S8PB Proposal

Geoff, great talking with you. I was telling Jennifer about this awesome young man I spoke with at Strawberry Creek Lodge when she asked me for his name. As I fumbled for the name she said "Geoffery"; BINGO! She thinks you're great.

Anyway, as for how you can help – I am attaching a matrix showing the revenue stream from the various options I considered. As you can see, the combination of studios and ones gives you the highest income stream. You could even use the variance to underwrite the rent in some of the studios???? After you've had a chance to speak with the powers that be, can you shot me an email confirming agreement to the proposal?

Thanks

Tia M. Ingram, Executive Director
Berkeley Housing Authority

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