



Berkeley Housing Authority

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Office of the Executive Director

Item 6A
NEW BUSINESS
October 11, 2018

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

FROM: William E. Wilkins, Executive Director

SUBJECT: Monthly Report

HUD Fair Market Rents (FMR)

As reported last month, HUD released the Fair Market Rents for 2019 via federal notice, for BHA's geographical market area, comprised of Alameda and Contra Costa Counties. FMRs are used by housing authorities to establish Payment Standards, the maximum allowable for units in the Section 8 program, by bedroom size. Regulations require that Payment Standards are set between 90% - 110% of the FMRs by housing authorities, and it is up to each authority to determine a Payment Standard that will be attractive enough to landlords (i.e. competitive in the open market) so that Section 8 households may find a unit. You may recall that the 2018 BHA Payment Standards were unchanged from 2017 because of the HAP shortfall and an indication that rents were stabilizing.

The 2019 FMRs decreased on average 9.4% by bedroom size. The federal notice allowed for a comment period, to October 1, 2018. BHA submitted a comment to HUD, in conjunction with other local housing authorities on September 27th, requesting reevaluation of the FMRs for our market area. Submitting the comment allows BHA to hold the 2018 FMRs in place until at least January 11, 2019.

Local area housing authorities are pooling together to fund a Request for Proposals to hire a consultant to conduct a rent survey. The price of this rent survey will be split among the municipalities and housing authorities in the counties of Contra Costa and Alameda. If rental market data is submitted by the January 2019 deadline, the FMRs will remain in place until HUD makes a determination on the data provided from such study. At this time, BHA does not have to reevaluate its current Payment Standards because they are in compliance with FY2018 FMRs, and the October 1, 2018 deadline was met by BHA to submit a comment, thus freeze the implementation of the FY2019 FMRs.

Bedroom Size	FY 2018 FMRs	FY 2019 FMRs	Decrease in \$	% Change
0	1540	1397	-143	-9.3%
1	1855	1693	-162	-8.7%
2	2329	2109	-220	-9.4%
3	3219	2902	-317	-9.8%
4	3946	3558	-388	-9.8%

Development Planning Consultant Update

Staff is working with LeSar Development Consultants on identifying the tasks for the contract work plan prior to signing. Outcomes of the work plan will include: an analysis and identification of development resources, including any possible waivers BHA could request of HUD to embark development; a determination of best practices for BHA to participate in affordable housing development; and 3 possible development models that could potentially create a source of income for BHA to consider.

Veterans Affairs Supportive Housing (VASH) Vouchers

Staff determined, and received HUD approval, that it would be in the best interest of BHA's finances to absorb 10 of the currently managed port-in VASH vouchers. This leaves 5 remaining VASH vouchers left to lease up, out of 15 that were recently awarded by HUD.

September 2018 BHA Dashboard Report:

		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
A	Utilization (%)	80.78%	80.26%	80.05%	79.89%	80.10%	80.26%	79.28%	78.97%
	(Units)	1563/1935	1553/1935	1549/1935	1550/1940	1554/1940	1553/1940	1538/1940	1532/1940
	Tenant Based %	78.47%	77.74%	77.56%	77.51%	77.75%	77.63%	76.84%	76.48%
	(Units)	1294	1282	1279	1282	1286	1284	1271	1265
	Project Based%	94.06%	94.76%	94.41%	93.71%	93.71%	94.06%	93.71%	93.36%
	(Units)	269	271	270	268	268	269	267	267
B	Utilization (\$)	101.00%	100.00%	94.00%	107.00%	100.00%	97.00%	104.00%	105.00%
C	Mod Rehab %	95.92%	96.94%	97.96%	97.96%	95.92%	94.90%	95.92%	95.92%
	(Units)	94/98	95/98	96/98	96/98	94/98	93/98	94/98	94/98
D	Project Move Up	9/10	9/10	9/10	9/10	9/10	9/10	9/10	9/10
E	FSS	37 (23 enrolled, 5 pending, 9 dropped out)	37 (24 enrolled, 4 pending, 9 dropped out)	37 (24 enrolled, 3 pending, 10 dropped out)	37 (24 enrolled, 2 pending, 11 dropped out)	37 (24 enrolled, 2 pending, 11 dropped out)	37 (23 enrolled, 2 pending, 13 dropped out, 1 Terminated)	37 (23 enrolled, 13 pending, 1 deceased)	37 (23 enrolled, 14 pending)
F	Port In	5	0	3	6	3	3	3	3
	Port Outs	9	1	8	6	8	11	2	1
H	Late/Missing Annual Recert	8	1	11		7	8	6	8
I	Late HQS	0	2	1		5	11	9	5
J	Rent Increases - Received	17	2	5	15	12	8	20	19
	Rent Increases - Processed	27	15	28	15	29	18	20	19
K	Re-exams - Processed	319	157	273	216	222	107	200	217
L	New Landlords/Unit	1	0	1	0	0	1	0	0
O	New Admissions	0	0	2		2	5	3	1
P	Terminations	9	7	8	12	9	8	7	1
Q	# of disabled in program	915	917	914	912	902	900	900	901
	# of elderly in program	680	687	689	686	685	684	686	688
	# of families in program	479	472	467	465	458	453	448	445
	# of eman. yth in prog	5	5	5	5	5	5	5	5
	# of HOPWA in program	7	7	7	7	7	7	7	7
R	# of Families on WL	2492	2484	1856	1756	1714	1694	1689	1679
S	Success Rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A