



Berkeley Housing Authority

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Office of the Executive Director

Item 6.B

NEW BUSINESS

November 9, 2016

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

FROM: William E. Wilkins, Executive Director

SUBJECT: Monthly Report

1. CITY RESERVING VERY LOW-INCOME IN-LIEU UNITS FOR SECTION 8:

Staff attended the City Council meeting of November 1st for second reading of Amendment of Berkeley Municipal Code Section 22.20.065.C.2

- “an applicant for a development project that is subject to the Fee may elect to avoid the Fee by providing, for the life of the project, a number of units equal to 20% of the market rate units in the project at rental rates affordable to Low-Income and Very Low-Income Households. Subject to administrative regulations promulgated pursuant to subdivision H, in Development projects that have not obtained final approval under Title 23 as of September 20, 2016, 80% of the Very Low-Income units provided under this Section shall be reserved for holders of Section 8 vouchers, if any, provided that this requirement shall terminate and be of no further force or effect as of September 19, 2019.”

What this means for the Berkeley Housing Authority is that with 1,000 units currently in the pipeline in some form of being processed, 200 will be required to be set-aside for affordable, unless the fee is paid by the developer. 160 of the set-aside units will be required to be offered to Housing Choice Voucher Holders (Section 8).

The original proposal was to provide a set-aside also for Shelter Plus-Care, the City Council had this removed to permit the Health, Housing & Community Services Department to provide a workshop for City Council. The workshop would give details of how the program works and how it would be beneficial to have a set-aside for S+C in the amended City Ordinance. This workshop is scheduled for January 2017.

2. LANDLORD RECRUITMENT EVENT

The City's Health, Housing & Community Services Department is planning a landlord recruitment event in December 2016 and requested the Berkeley Housing Authority to participate. No details have been shared as yet, but the Board of Commissioners will be kept apprised of when the event is scheduled, should you wish to participate.

3. CALIFORNIA ASSOCIATION OF LOCAL HOUSING FINANCE AGENCIES:

I attended the Pre-Conference Symposium and the Conference held in Sacramento on November 2nd and 3rd. Some of the key points covered during the 1 ½ day event:

- AB2176 Demonstration Program (Tiny Houses model) – several communities are experimenting with this concept
- Developing Teacher Housing on School District Land – San Jose is involved with this effort
- Accessory Dwelling Units (ADUs) being used in Santa Cruz and other Bay Area cities. Changes in the planning requirement enables individuals to modify their homes to add rooms, and/or units to existing structures.

4. BOARD WORKSHOP:

Staff would be available for a workshop during the weekend of November 19th, or December 3rd, 17th

5. FAMILY SELF SUFFICIENCY:

We have completed the Family Self Sufficiency Program recruitment. A total of 112 applications were received. Applicants were mailed notification of their status on November 3, 2016. Letters informed those that were selected and notified them of the date and time of their orientation which will be Wednesday, November 30, 2016 at 10:30 a.m. at the North Berkeley Library. Those that were not selected were notified that they will be placed on the Family Self Sufficiency (FSS) waitlist.

6. WAITLIST LIST UPDATE:

100 applicants on the waitlist were mailed document requests on October 3, 2016 with a deadline of October 18, 2016 to return documents. Staff has been diligently processing the applications and we anticipate having at least two briefings in November, and the staff will be issuing at least 20 new vouchers.

7. HOLIDAY CLOSING OF BERKELEY HOUSING AUTHORITY:

Office will be closed for Veterans Day on Nov. 10 and December 23rd – January 2nd.