




Berkeley Housing Authority

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Office of the Executive Director

Item 6B
OLD BUSINESS
September 8, 2016

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

From: William E. Wilkins, Executive Director 

Subject: Approve a Resolution Authorizing the Berkeley Housing Authority to participate in Project Move-Up in cooperation with the City of Berkeley

RECOMMENDATION

Adopt a resolution authorizing the Berkeley Housing Authority to participate in Project Move-Up in cooperation with the City of Berkeley.

BACKGROUND

Project Move-up is intended to help previously homeless individuals and families currently assisted by the Shelter + Care (S + C) and Moderate Rehab (Mod Rehab) SRO transitional programs, to the more stable Section 8 Tenant-based Voucher Program. Project Move-up will address the issue of chronic homelessness by making room for those on the S + C and Mod Rehab waiting lists to move into the transitional housing opportunities that become available when those 10 Project Move-up participants move off of those transitional programs.

S+C assists hard to serve homeless individuals with disabilities and their families. These individuals primarily include those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases. The Mod Rehab program provides onsite services to formerly homeless and disabled individuals in single room occupancy units.

The City of Berkeley operates the S + C program; BHA administers subsidy for 98 households in two Mod Rehab properties in Berkeley, at UA Homes and Erna P. Harris, both on University Ave. RCD owns UA Homes and Erna P. Harris. The 10 households being referred to BHA for participation in Project Move-up are in good standing, ready to “graduate” into independent housing with a Section 8 Voucher.

Language on Project Move-up is included in BHA’s Administrative Plan including the provision of 100 preference points in order to be added to BHA’s Tenant-based waitlist and be issued a voucher. BHA has submitted a waiver to HUD requesting that CFR Title 24 Part 982.202 “How applicants are selected: General requirements” be bypassed, in order to issue 10 formerly homeless households a Tenant-based Voucher through Project Move-up, without being on the current Tenant-based waiting list first. It is the hope that those residing in a unit with Shelter + Care subsidy will be allowed to use their voucher to rent the same unit they currently occupy. In this tight rental market, that will be beneficial, as it is still extremely

difficult to find a unit in Berkeley within BHA's Payment Standard. The 3 households from the Mod. Rehab. Program will be tasked with finding a unit in Berkeley, however.

Since the majority of those receiving their vouchers through Project Move-up will lease up in place (so they are not competing with any current voucher holders for the few vacant units available), we are hopeful that HUD will make a determination in BHA's favor to waive the Tenant-based Waitlist requirement for this program.

Additionally, HUD has made homelessness a priority overall and Project Move-up is a first step towards households moving along the continuum of homelessness to being housed in transitional and service rich environment, to being independent. Those in the S + C and Mod. Rehab. programs do not have housing choice once they lease up, forcing some who are ready to move along the housing continuum to remain in place. This creates a backlog of homeless households needing those placements.

STATUS

We await confirmation from HUD that our waiver request will be approved, and expect it to take no more than two months. In the meantime, we ask that the Board approve this resolution so that we can begin planning with the City Housing Department, and implement without delay once HUD approves the waiver. Should HUD deny our waiver request, we will appeal.

FINANCIAL IMPLICATIONS

BHA received a \$225,000 loan from the City of Berkeley in 2003 for the now defunct Security Deposit Loan Program. The City of Berkeley supports conversion of the \$225,000 loan into a grant and the remaining balance of funds of approximately \$135,000 to be made available to BHA in order to operate Project Move-up.

CONTACT PERSON

William Wiklins, Executive Director, 981-5471
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Attachments:

1. Resolution

RESOLUTION NO. 16-__

AUTHORIZING THE BERKELEY HOUSING AUTHORITY TO PARTICIPATE IN PROJECT MOVE-UP IN COOPERATION WITH THE CITY OF BERKELEY TO PROVIDE A TOTAL OF 10 TENANT-BASED SECTION 8 VOUCHERS TO HOUSEHOLDS CURRENTLY RECEIVING SUBSIDY THROUGH THE SHELTER + CARE (7 VOUCHERS) AND THE MODERATE REHABILITATION SINGLE ROOM OCCUPANCY (3 VOUCHERS) PROGRAMS .

WHEREAS, the City of Berkeley operates the Shelter + Care program and BHA provides HAP subsidy for the Moderate Rehab Single Room Occupancy Program; and,

WHEREAS, both the Shelter + Care and the Moderate Rehab programs do not allow for “graduation” from the service-rich environments, once the participant households attain a level of independence whereby they can live on their own.; and

WHEREAS, there is a severe homelessness crisis in Berkeley, CA, whereby homeless individuals and households with disabilities and other challenges such as addiction, are in need of the services and housing opportunities that the Shelter + Care and Mod. Rehab programs offer; and

WHEREAS, Project Move-up allows for those successful in transitioning from homelessness to stability through the Shelter + Care and the Moderate Rehab programs the opportunity to receive a Section 8 Voucher; and,

WHEREAS, those referred to the Berkeley Housing Authority for participation in Project Move-up will be in good standing, as confirmed by case managers that they are ready to live independently; and,

WHEREAS, the Berkeley Housing Authority requested a HUD waiver from the regulation CFR Title 24 Part 982.202 “How applicants are selected: General requirements” in order to be able to add the 10 Project Move-up applicants to the top of the Tenant-based waitlist with 100 preference points; and,

WHEREAS, language has been added to the HUD approved Administrative Plan on Project Move-up, including the 100 preference points; and

WHEREAS, the Berkeley Housing Authority expects that HUD will respond to the waiver request by/in October 2016;

NOW THEREFORE BE IT RESOLVED by the Housing Authority Board of Commissioners, that once the HUD waiver is affirmed, BHA will implement Project Move-up by receiving referrals from the City of Berkeley for the 7 Shelter + Care clients and from the property managers at the Moderate Rehab properties for 3 residents.

FURTHER RESOLVED that the Executive Director is granted authority to enter into grant agreement with the City of Berkeley in the amount of \$225,000; and use the remaining balance of funds of approximately \$135,000 in order to operate Project Move-up.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on September 8, 2016 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
William E. Wilkins, Secretary