



Berkeley Housing Authority

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Office of the Executive Director

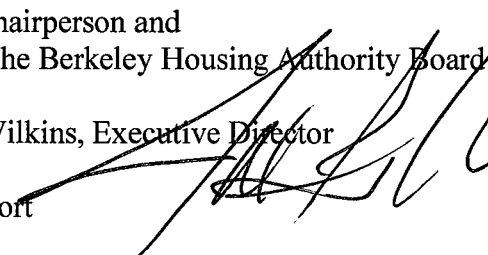
Item 7A

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

FROM: William E. Wilkins, Executive Director

SUBJECT: Monthly Report

DATE: Jan. 12, 2017



1. LANDLORD MEETING:

After many months of discussion with the Berkeley Property Owner's Association, we held the first Landlord meeting on December 14th from 5:30 p.m. – 8:00 p.m. Questions from landlords were generally about how BHA could better support them in their efforts to provide housing, and whether we would consider elimination of their inability "Opt Out" for participation in the S8 Program. I informed them their questions would be reviewed and discussed with the HUD field office.

2. FAMILY SELF SUFFICIENCY PROGRAM:

Staff is in the process of conducting one-on-one sessions with the Family Self-Sufficiency Program participants to establish goals and expectations for the five (5) year period they will be in the program. It is anticipated that another orientation will be conducted in February to fill the slots of those who have been withdrawn from the program as a result of failure to attend the orientation meeting (7), and voluntary withdrawals (3).

3. MEETINGS:

- **Mayor Jesse Arreguin** - Board Chair Carole Norris and I met with the Mayor, and Jacqueline McCormick, Senior Advisor, on December 16, 2016; issues discussed:
 - Below Market Rate units and change in City Ordinance designating 80% of the 20% required set aside, for participants of the Housing Choice Voucher Program.

- Housing Advisory Commission’s recommendation for the City of Berkeley to appropriate \$10 per voucher, for three years. Mayor will have this brought before City Council within the next couple of months for a full vote and action by City Staff.
 - Status of required Rental Housing Safety inspection fee for all rental property (\$26 per unit), going to the City rather than BHA, including units owned by landlords willing to rent to households with a S8 voucher;
 - Proposal for a continuing “matching fund” contribution from the City to support the BHA’s administrative overhead;
 - Proposal for establishment of loan pool in conjunction with the City’s Housing Trust Fund;
 - City currently exploring opportunity to develop a homeless site through master leasing buildings, possibly warehouses.
- **San Francisco HUD Office** – meeting with Girard Windt, Public Housing Director and Jose Gomez, Deputy Director, regarding BHA’s proposals to utilize “sale proceeds” through either a loan pool for affordable housing developments, or acquisition/rehabilitation of small sites. The request was for a determination regarding the return of funds from potential investments: will HUD require funds to be “program income” (which will require continued use for development of affordable housing), or unrestrictive/non-public housing funds. HUD staff was non-committal and indicated whenever we presented a proposal that could be reviewed by staff, they would be supportive.
 - **City’s Health, Housing & Community Services** – meeting with Kristen Lee, Amy Davidson and Anjanette Scott regarding Below Market Rate (BMR) unit Ordinance changes and how BHA can best work with the City; also a proposal was made by BHA to establish a collaboration between the two entities for a “loan pool” in conjunction with the Housing Trust Fund. Staff was informed that the City does not have the capacity to provide loan servicing and that would be a major consideration.
 - **San Francisco Housing Authority** – meeting with Scott Hunter, Human Resources Director regarding legal services for contract negotiations.
4. **REPORT ON COMMENTS FROM PUBLIC** – During the December 2016 meeting there were comments from the public and I informed the Board a report would be provided during the January 2017 meeting. I will provide the Board with an update during the meeting.
 5. **CALIFORNIA ASSOCIATION OF HOUSING AUTHORITIES** – I will be attending the 2017 Annual Conference of CAHA in Sacramento between February 1-3.

6. BHA DASHBOARD REPORT:

		Oct-16	Nov-16	Dec-16
A	Utilization (%)	83.78%	83.05%	82.79%
	(Units)	1621/1935	1607	1602
	Tenant Based %	81.75%	81.08%	80.78%
	(Units)	1348/1649	1337	1332
	Project Based%	95.45%	94.41%	94.41%
	(Units)	273/286	270/286	270/286
B	Utilization (\$)	98.20%	98.90%	99.80%
		\$ 2,001,386	2,043,166	2,095,401
C	Mod Rehab %	97.96%	97.96%	97.96%
	(Units)	96/98	96	96
D	Project Move Up	0	9	1/0
E	FSS	37	37	27 (10 pending)
F	Port In	2		5
	Port Outs	2		5
H	Late/Missing Annual Recerts	2	1	1
I	Late HQS	0	0	0
J	Rent Increases - Received	46	44	88
	Rent Increases - Processed	77	29	88
K	Re-exams - Processed	201	157	201
L	New Landlords/Unit	0	0	0
M	New Vouchers Issued	0	20	0
N	Participants - Searching	5		
O	New Admissions	2	1	2
P	Terminations	6	3	3
Q	# of disabled in program	807	807	1041
	# of elderly in program	724	724	744
	# of families in program	677	677	582
	# of Emancipated Youth in program	5	5	5
	# of HOPWA in program	7	7	7
R	# of Families on all Waitlists	3099	2999	3396