



Berkeley Housing Authority

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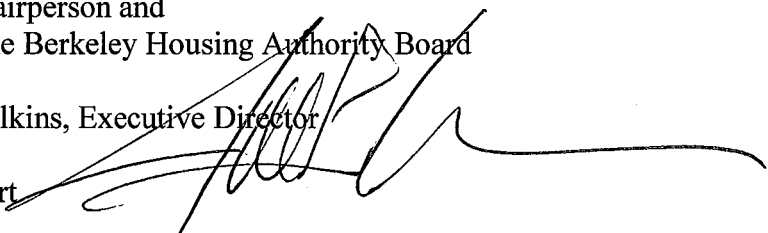
Office of the Executive Director

Item 7A
NEW BUSINESS
April 13, 2017

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

FROM: William E. Wilkins, Executive Director

SUBJECT: Monthly Report



STATUS OF PROPOSALS/PROJECTS WITH CITY OF BERKELEY:

This information is intended to keep you apprised of the status of various projects/proposals that have been discussed with the City of Berkeley and are awaiting action(s):

- **\$10 per voucher to BHA for a period of 3 years:**
Mayor will bring this matter before the full City Council as a part of the annual budget process within the next month.
- **\$50,000 for establishment of Damage Claim and Landlord Incentive Program:**
Mayor will refer this to budget process for consideration before the budget is adopted in June 2017.
- **Inclusionary Housing/Below Market Rate Units:**
City Council has approved amendment of City Ordinance to “set-aside” 40 percent of BMR units for Housing Choice Voucher participants, 40 percent of BMR units for Shelter Plus Care participants, and the remaining 20 percent to any family that meets the income definition of either HCV or Shelter Plus Care participants. This will be the case for new construction buildings, though nothing prohibits existing property owners with BMR units from allowing Voucher holder families to lease up in their buildings.
- **City of Berkeley waiver of annual Rental Housing Safety Program Fees:**
Landlords in Berkeley pay \$26 per unit annually to the City Code Enforcement Division for Code Enforcement inspections that arise through a complaint to the

City, including households with Section 8 subsidy. The City Manager will have staff assess how much is collected in fees and what inspections are done by the City with a report out at the next 3X3 Committee meeting.

- **Micro Unit Housing Project:**

The City is aware of interest from BHA to partner in the development of this program. The City will keep BHA staff apprised of status for future involvement.

- **Gap Funding for BHA from the City of Berkeley:**

During the 3X3 Meeting, discussed ongoing “gap funding” from the city to assist with operational deficit at \$250,000 per year, in the form of a local matching funds contribution. This matter would have to be referred to the City Council for review.

BERKELEY HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PARTICIPANT DATA

1	Number of head of households identified as working	496
	- <i>Earning wages</i>	414
	- <i>Own business</i>	64
	- <i>Both</i>	18
2	Number of head of households that are elderly –	674
3	Number of head of households that are disabled (not elderly)	406
4	Number of households that are one of the above, but have no income (elderly no income, disabled no income, etc.)	
	- <i>Elderly, \$0 income</i>	3
	- <i>Disabled, \$0 income</i>	4
5	Number of studios/ zero bedrooms under contract	143
6	Number of 1 bedrooms under contract	807
7	Number of 2 bedrooms under contract	563
8	Number of 3 bedrooms under contract	153
9	Number of 4 bedrooms under contract (1- BR unit)	31
10	Landlords – we have approximately 600 landlords, so what I would like is a breakdown of the number of units they have based on: large – 50 units or more; medium – 10 units or more; small 0 – 9 units.	
	<i>Small (0-9 units)</i>	492
	<i>Medium (10-49 units)</i>	23
	<i>Large (> 50 units)</i>	3
11	Number of landlords currently receiving direct deposits of monthly HAP	459
12	Number of inspections completed during the calendar year of 2016, to include re-inspections	
	<i>Annuals</i>	1832
	<i>No-shows</i>	446
	<i>Reinspections</i>	745
	<i>Initials</i>	138
13	Number of terminations during calendar year 2016 – for any reason	
	<i>S8</i>	163
	<i>Mod Rehab</i>	9
14	Number of recertifications completed during calendar year 2016	2673

BHA DASHBOARD REPORT

		Dec-16	Jan-17	Feb-17	Mar-17
A	Utilization (%)	82.80%	82.80%	83.00%	82.89%
	(Units)	1602	1601	1607	1604
	Tenant Based %	80.78%	80.53%	80.78%	80.90%
	(Units)	1332	1324	1332	1334
	Project Based%	94.41%	95.45%	96.15%	94.41%
	(Units)	270/286	273/286	275/286	270/286
B	Utilization (\$)	105.16%	113.35%	115.96%	116.74%
		2,095,401	2,114,497	2,163,222	2,175,872
C	Mod Rehab %	100.00%	100.00%	100.00%	100.00%
	(Units)	98/98	98/98	98/98	98/98
D	Project Move Up	1/9	4/9	5/9	6/10
E	FSS	27 (10 pending)	27 (10 pending)	27 (10 pending)	37 (9 enrolled, 17 pending, 11 dropped out)
F	Port In	5	0	3	2
	Port Outs	5	2	3	5
H	Late/Missing Annual Recert	1		8	6
I	Late HQS	0	0	0	1
J	Rent Increases - Received	88	106	8	22
	Rent Increases - Processed	33	22	45	29
K	Re-exams - Processed	201	196	145	234
L	New Landlords/Unit	0	0	10	2
M	New Vouchers Issued	0	9	9	19
N	Participants - Searching	28	34	35	45
O	New Admissions	10	6	6	6
P	Terminations	6	8	6	3
Q	# of disabled in program	1041	937	931	932
	# of elderly in program	744	674	673	674
	# of families in program	582	507	503	511
	# of eman. yth in prog	5	5	4	5
	# of HOPWA in program	7	7	7	7
R	# of Families on WL	3396	3386	3354	3328
S	Success Rate		11%	16%	21%