

Aguilar-Vasquez, Celinda

From: Gonzales-Levine, Rachel
Sent: Friday, December 07, 2012 9:06 AM
To: Aguilar-Vasquez, Celinda
Subject: FW: Section 8 Project Based Voucher Program Comments

From: Gonzales-Levine, Rachel [<mailto:RGonzales-Levine@ci.berkeley.ca.us>]
Sent: Thursday, November 15, 2012 9:07 AM
To: Karl Lauff
Subject: RE: Section 8 Project Based Voucher Program Comments

Thank you, Karl. We'll be sure the Board receives a copy of your comments below. The Dec. 13 agenda hasn't been finalized, but I believe there will be a PBV item on it.

Regards,
 Rachel

From: Karl Lauff [<mailto:klauff@satellitehousing.org>]
Sent: Wednesday, November 14, 2012 5:00 PM
To: Gonzales-Levine, Rachel
Subject: Section 8 Project Based Voucher Program Comments

Hi Rachael,

promised below are my written comments on the staff report discussed last week. Please let me know if you have any questions or comments, if you'd pass these on to the Board for their consideration that'd be appreciated as well. Do you know when the Board will next take up the PBS8 item? Thanks again for your effort on this,
 Karl

- 2.b.i – SAHA supports allowing a 15 year initial term with a potential 15 year extension. This allows developers to leverage the subsidy provided by the BHA to the maximum extent possible in the private loan market.
- 2.b – We understand that BHA has had concerns with projects taking a long time to reach construction in the past, that said securing all the financing needed does take time, particularly in today's funding environment, and is subject to market forces. There was discussion amongst the board of striking section iv, and adding a section specifically allowing for extensions. SAHA supports these changes as well as increasing the time in section iii.
- 3. – SAHA supports the recommendation to coordinate with the City's HTF process, this would allow for a more streamlined process for all parties. We would also support developments already in the HTF pipeline being eligible projects as they are the most shovel ready.
- 3.b – We support the desire to ensure that vouchers are equitably distributed across priority populations, though SAHA does support increasing the proposed 25% limit as discussed at the meeting.
- 3.c - SAHA proposes the wheelchair preference be broadened to a wider disabled population.
- 3.d – Can clarification be provided for how demand will be determined?
- 5 – SAHA understands the driving force behind the fee, and with that in mind supports the Administrative Fee structure as proposed by staff with 3 tiers.

PLEASE NOTE: I will be out of the office from November 17 to December 2.

I support the California Homes and Jobs Act. Let's create affordable homes and jobs for a better California.

KARL LAUFF SENIOR PROJECT MANAGER SATELLITE HOUSING

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