



Berkeley Housing Authority

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Office of the Executive Director

Item 6E

ACTION CALENDAR

March 8, 2012

na 1/28/12
To: Honorable Chairperson and
Members of the Housing Authority Board
From: Tia M. Ingram, Executive Director
Subject: Limited Opening of the Section 8 Project Based Wait List

RECOMMENDATION

Authorize an opening of the Section 8 Project Based Wait List and acceptance of new applications for households qualifying for (a) three or four bedroom assistance; (b) HOPWA funded housing; (c) senior housing; and (d) youth emancipating out of Foster Care.

BACKGROUND

The Housing Authority has authorized Section 8 Project assistance to 308 units in properties that house large families, individuals with AIDS or HIV, seniors 62 years or older, and emancipated youth that are (or recently) aged out of the Foster Care system and need permanent housing.

To ensure an active wait list that can be used to fill vacancies occurring within these specially designated units, BHA is opening the Wait List to accept new applications. This is not an opening of the Section 8 Tenant Based Voucher Wait List. Only households meeting the specific qualifications – and only for Project-based assistance – listed below will be accepted:

Qualified for 3 or 4 bedroom unit. This requires a ~~household~~ head of household and spouse (if any) plus a minimum of 3 additional persons.

HOPWA. Requires that a member of the household has an HIV or AIDS diagnosis from medical care provider.

Senior Housing. Requires that every person that will reside in the assisted unit be 62 years of age or older (exception: a live in aide may be younger than 62).

Emancipated Youth. Requires certification from an appropriate agent of Alameda County Social Services – that the head of household is a transition age youth (TAY) who has aged out of the foster care system, is homeless or at risk of being homeless, and between the ages of 18 – 24 upon initial occupancy.

Other households may be eligible for Section 8 rental assistance via the Tenant Based Voucher Program, or Project Based program for non-designated units – and may apply at the appropriate time. Applications from households not meeting one of the criteria listed above will be rejected.

We anticipate using an on-line only application process via our Elite Housing Authority software, that is very similar to the on-line process we used (Happy Software) in 2010 when 37,000+ applications were received without any problem, including a limited term (3-4 days) when applicants can use computers at various public locations to submit an application. The challenge will be allocating appropriate resources to respond to the demand, and in particular, to advise applicants households that do not meet the specified criteria, that their application is rejected.

FINANCIAL IMPACTS OF RECOMMENDATION:

Approximately \$7,500 that is not included in the current fiscal year's budget.

This limited opening of the Wait List, for the households listed above, is open until closed. We will close the list for one or more categories after we have a sufficient applicant pool of potential renters to meet the anticipated demand.

CONTRACT PERSON

Tia M. Ingram, Executive Director, 981-5471

Rachel Gonzales-Levine, Management Analyst, 981-5485

**AUTHORIZING LIMITED OPENING THE SECTION 8
PROJECT BASED ASSISTANCE WAIT LIST**

RESOLUTION NO. 12-_____

WHEREAS, the Berkeley Housing Authority has committed 308 of the 368 possible vouchers to the Section 8 Project Based Voucher Program; and

WHEREAS, some of the allocated vouchers are assigned to 3 and 4 bedroom units intended to house large families; and

WHEREAS, some of the units are targeted to households where one or more members has been diagnosed with AIDS or HIV; and

WHEREAS, some of the units are targeted to households where all family members are 62 years or older; and

WHEREAS, some of the units are targeted to youth that are emancipating out of Foster Care system; and

WHEREAS, the Berkeley Housing Authority has a separate Wait List for the Section 8 Housing Choice Voucher, Tenant Based Program; and

WHEREAS, the Berkeley Housing Authority has a separate Wait List for the Project Based Program that serves all household types; and

WHEREAS, it is important that the Housing Authority maintain an active list of potentially eligible applicants of sufficient size that can be utilized to fill project-based vacancies as they arise.

NOW, THEREFORE BE IT RESOLVED that the Executive Director is authorized to open the Section 8 Project Based Wait List and receive applications from households qualified for: a three or four bedroom unit, units designated for elderly households, units designated for HOPWA eligible households, and emancipated youth.

FURTHER RESOLVED, that the Project-based Wait List for the household types specified above will remain open until closed.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on March 8, 2012 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary