



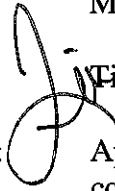
Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

Office of the Executive Director

Item 9B
ACTION CALENDAR
February 11, 2010

To: Honorable Chairperson and
Members of the Berkeley Housing Authority

From:  Jia M. Ingram, Executive Director

Subject: Appointing a Resident Advisory Board for the 2010-2011 Annual Plan process, and continuing the policy of providing a \$15 meeting stipend, for a maximum of \$30 per month.

RECOMMENDATION

Consider a resolution (1) appointing Willie Mae Polk, Carol Krezman, Rose Flippin and Keith Carlisle Public Housing representatives, and Patrick Kehoe, Rosie Kreidler, and Allen Horne, Section 8 Voucher Program participants to the Resident Advisory Board for Fiscal year (FY) 2010-2011 Annual Plan and (2) reaffirming the \$15 per meeting stipend for attendance at meetings convened by the Berkeley Housing Authority.

BACKGROUND

The Housing Authority is required to develop and submit an Annual Plan (Plan) to the U.S. Department of Housing and Urban Development (HUD) annually. For Housing Authorities with a fiscal year ending June 30th, the "Plan" must be submitted by April 16th, 75 days before the commencement of the next Fiscal Year.

In the Annual Plan process the Housing Authority reviews, and as appropriate, revises its discretionary policies for the Section 8 Voucher Program (the Administrative Plan), the Low Income Public Housing Program (the Admissions and Continued Occupancy Policy), and capital improvements projects it plans to initiate in the Public Housing Program (both an Annual Statement and a 5-year projection).

BHA is required to make all the documents available for public review by any interested party for 30-days prior to a public hearing where the Annual Plan is adopted by the Board. The BHA is further required to appoint, and consult with a Resident Advisory Board consisting of individuals who represent the interest of the current and future participants served in the S8 and Public Housing programs.

The Resident Advisory Board

The regulation guiding appointment of the Resident Advisory Board is found at Title 24 Housing and Urban Development Code of Federal Regulations, Section 903.13 (Attachment 2).

In brief:

1. A Resident Advisory Board is required to provide input and comment on elements of the Plan;

We mailed an invitation to every family in the LIPH and RHCP program soliciting interest in serving their community by partnering with the Housing Authority to review policies, plans and priorities (Attachment 3)

2. The Housing Authority is required to appoint a Board “whose membership consists of individuals who adequately reflect and represent the residents assisted by the PHA”;

Consistent with the Board’s direction, staff has, over the past year, via periodic newsletters, mailers, and on-site visits, made a concerted effort to encourage families that have not previously participated in community service to get involved. An invitation to serve on the Resident Advisory Board was mailed to all current LIPH and RHCP residents on December 3, 2009; Rose Flippin, Keith Carlisle and Carol Krezman responded. (Attachment 4)

Staff were consulted and asked to identify participants in the Section 8 Program who were (1) in good standing, (2) have expressed an interest in getting involved with, and/or having a better understanding of how the program works, and (3) have demonstrated an ability to share comments and offer suggestions in a collaborative and respectful manner.

3. If there is a jurisdiction-wide resident council that complies with the tenant participation regulations in CFR part 964, the PHA shall appoint the members to the Resident Advisory Board;

Rose Flippin who served as the last President of the Resident Advisory Council, has stated publicly that the Council has been disbanded, thus for all practical purposes the Resident Council does not exist. (Attachment 5).

4. If the PHA has a tenant-based assistance (Section 8 Voucher) program, they shall have representation on the Resident Advisory Board.

The BHA tenant-based program is significantly larger than the low-income public housing program, thus triggering the need to allow for representation. Accordingly, staff identified three program participants that are in compliance with program requirements, and have in the past, expressed an interest in getting involved in, and better understanding the policies of the Authority.

Meeting Stipend

Federal regulations governing the Annual Plan process and the Resident Advisory Board in particular, do not require that a stipend be provided to residents for their service. However, BHA has a long-standing practice of providing a stipend for meeting attendance. The stipend is not intended to pay the participant for his/her service, but rather is a modest payment that can be used to off-set the expense for attending (i.e. transportation or child care).

STATUS

The upcoming Fiscal Year will present several new challenges to the BHA. It is critical that we use the Annual Plan process to carefully review and refine our discretionary policies and procedures. A

collaborative effort with participants from both programs who have big picture vision, and can work in a collaborative, respective manner is critical. *We learned recently, via the media, and a communication from HUD, that some Public Housing residents have organized and are meeting; this committee has not advised BHA of its existence, has not shared its concerns with BHA, nor has it identified its membership (Attachment 7)*

We advanced the nominations from Rose Flippin and Keith Carlisle. In adding Willie Mae Polk and Carol Krezman as additional representatives from the Low Income Public Housing program we looked for residents/participants who:

- a. Are in good standing with the BHA;
- b. Have demonstrated an interest in understanding what is envisioned for the Low Income Public Housing by attending several of the informational meetings the BHA has convened to discuss the repositioning project;
- c. Have demonstrated an ability to ask probing questions in a manner that is respectful of others and the process; and
- d. Represent different household types.

We are pleased that with minimal encouragement, Willie Mae Polk and Carole Krezman have agreed to serve.

Attachments:

1. Resolution
2. 24 CFR, 903.13
3. Resident Advisory Board Nomination Form
4. LIPH Newsletter 12/3/09
5. Resident Advisory Council Term Expirations
6. Invitation to serve on the Resident Advisory Board
7. Residents In Action: Communication from HUD

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-_____

APPOINTING A RESIDENT ADVISORY BOARD FOR THE 2010-11 FISCAL YEAR ANNUAL PLAN AND AFFIRMING A \$15 STIPEND FOR MEETING ATTENDANCE

WHEREAS Housing Authorities that operate Low Income Public Housing Programs are required to submit an Annual Plan to the U.S. Department of HUD; and

WHEREAS, the Plan process requires appointment of a Resident Advisory Board; and

WHEREAS, the Resident Advisory Board must be appointed by the Housing Authority Board of Commissioners; and

WHEREAS, the Housing Authority has an obligation to appoint representatives who reasonably reflect and represent the interests of current program participants; and

WHEREAS, the Housing Authority has followed a reasonable and fair process to identify individuals to serve on the Resident Advisory Board; and

WHEREAS, other residents not appointed to the Resident Advisory Board continue to have an opportunity to provide comments on any and all of the Plan documents; and

WHEREAS, the Berkeley Housing Authority has chosen to provide a modest stipend to off-set the cost for attending meetings.

NOW THEREFORE BE IT RESOLVED THAT Willie Mae Polk, Carol Krezman, Rose Flippin, Keith Carlisle, Patrick Kehoe, Rosie Kreidler, and Allen Horne are hereby appointed to the Resident Advisory Board; and

FURTHER RESOLVED THAT a stipend of \$15 per meeting is authorized for Resident Advisory Board meeting attendance, for a maximum of \$30 per month.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority February 11, 2010 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Attest: _____

Electronic Code of Federal Regulations**e-CFR**
TM**e-CFR Data is current as of March 31, 2009****Title 24: Housing and Urban Development****PART 903—PUBLIC HOUSING AGENCY PLANS****Subpart B—PHA Plans**[Browse Previous](#) | [Browse Next](#)**§ 903.13 What is a Resident Advisory Board and what is its role in development of the Annual Plan?**

(a) A Resident Advisory Board refers to a board or boards, as provided in paragraph (b) of this section, whose membership consists of individuals who adequately reflect and represent the residents assisted by the PHA.

(1) The role of the Resident Advisory Board (or Resident Advisory Boards) is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan.

(2) The PHA shall allocate reasonable resources to assure the effective functioning of Resident Advisory Boards. Reasonable resources for the Resident Advisory Boards must provide reasonable means for them to become informed on programs covered by the PHA Plan, to communicate in writing and by telephone with assisted families and hold meetings with those families, and to access information regarding covered programs on the internet, taking into account the size and resources of the PHA.

(b) Each PHA must establish one or more Resident Advisory Boards, as provided in paragraph (b) of this section.

(1) If a jurisdiction-wide resident council exists that complies with the tenant participation regulations in part 964 of this title, the PHA shall appoint the jurisdiction-wide resident council or the council's representatives as the Resident Advisory Board. If the PHA makes such appointment, the members of the jurisdiction-wide resident council or the council's representatives shall be added or another Resident Advisory Board formed to provide for reasonable representation of families receiving tenant-based assistance where such representation is required under paragraph (b)(2) of this section.

(2) If a jurisdiction-wide resident council does not exist but resident councils exist that comply with the tenant participation regulations, the PHA shall appoint such resident councils or their representatives to serve on one or more Resident Advisory Boards. If the PHA makes such appointment, the PHA may require that the resident councils choose a limited number of representatives.

(3) Where the PHA has a tenant-based assistance program of significant size (where tenant-based assistance is 20% or more of assisted households), the PHA shall assure that the Resident Advisory Board (or Boards) has reasonable representation of families receiving tenant-based assistance and that a reasonable process is undertaken to choose this representation.

(4) Where or to the extent that resident councils that comply with the tenant participation regulations do not exist, the PHA shall appoint Resident Advisory Boards or Board members as needed to adequately reflect and represent the interests of residents of such developments; provided that the PHA shall provide reasonable notice to such residents and urge that they form resident councils with the tenant participation regulations.

(c) The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Annual Plan, and any significant amendment or modification to the Annual Plan, as provided in §903.21 of this title.

(1) In submitting the final plan to HUD for approval, or any significant amendment or modification to the plan to HUD for approval, the PHA must include a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the PHA addressed these recommendations.

(2) Notwithstanding the 75-day limitation on HUD review, in response to a written request from a Resident Advisory Board claiming that the PHA failed to provide adequate notice and opportunity for comment, HUD may make a finding of good cause during the required time period and require the PHA to remedy the failure before final approval of the plan.

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Berkeley Housing Authority

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RESIDENT ADVISORY BOARD NOMINATION FORM

PLEASE SUBMIT (MAIL OR PERSONAL DELIVERY) BY **January 14th, 2010**

Name: _____

Address: _____ Email: _____

Res Phone: _____ Cell Phone: _____

- I am interested in helping make my community a better place to live and raise a family. I would like to be considered to serve on the Resident Advisory Board.
- I understand that by agreeing to serve my community in an official capacity my attendance may be required at one meeting, perhaps twice.
- I understand that if appointed to the Resident Advisory Board, I will be eligible to receive a stipend of \$15 per meeting; for a maximum of two meetings. This income IS NOT included in the calculation of family income.
- At this time I am not available to serve on the Resident Advisory Board.
 - I am interested in receiving regular written updates on the status of rules, regulations and activities affecting residents of assisted housing
 - I would like to share the following comments about my observations and/or experiences for consideration by the Resident Advisory Board

Thank you for considering serving your community. If you have any questions, please contact David Solis, Property Manager at (510) 981-5484 or dsolis@ci.berkeley.ca.us.



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LIPH/RHCP News: December 2009

Congratulations ...

To **Patricia Mobley** (Alcatraz Ave.) the winner of our Thanksgiving gift card! Patricia's name was drawn from the pool of residents that completed and returned the "Special LIPH/RHCP" certification packet. A few months ago **Ann Moore** (Ward St.) was the recipient of a gift card for providing a response to the Resident satisfaction survey. Improve your chances of winning by reading your newsletters and responding in a timely manner.

Thank you Wayne, and Welcome David!

I am saddened to announce that Wayne's time with the Berkeley Housing Authority has come to an end. Wayne came on board for a couple months, which ended up being almost a year. We are very appreciative of the service Wayne provided and are especially thankful for the positive feedback that we received from several residents. Lucky for us, I have the pleasure of introducing David Solis, newly appointed Property Manager. David is a seasoned housing professional, bringing 8+ years of rental property management to our team. David is expected to be around for the next couple years, and will pick up where Wayne left off. **David will be scheduling appointments to meet with each resident. These appointments will serve three purposes: (1) allow you to share with David any concerns you have, (2) allow us to complete your annual recertification, and (3) correct any deficiencies in your case file.** David can be reached at (510) 981-5484 or email dsolis@ci.berkeley.ca.us.

Property Improvements

After a slow start, things started happening in November including (a) removal and/or significant trimming of overgrown trees at several locations, and (b) preparing three vacant units for reoccupancy. Very special thanks to those residents that live next door to units where work was underway, who may have experienced some inconvenience *for the good of the property*.

Work will continue in December with the award of a contract for a roofer. **We will be replacing the most distressed roofs, and doing additional work on the awning over the front and rear doors of all units to help prevent water penetration and minimize the potential for dampness in the unit.**

Maintenance Contractor

We are fast approaching the end of the contract with K&S Property Management to provide building and grounds maintenance services. As with any contract you expect positive and not-so-positive feedback from the customers (in this case, residents). We appreciate the service(s) we received from K&S, and we are especially thankful for the extra effort they often provided, in response to the needs of residents. Over the next several weeks we will be receiving proposals from firms interested in performing these services for the next two years. **If you are interested in serving on the review/interview panel please contact David Solis by December 22, 2009. Interviews are tentatively scheduled for January 5, 2010.**



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Utility Expense Reimbursement

It has come to our attention that we have not fully reimbursed families the "sewer" and/or "City of Berkeley" assessment on the water (EBMUD) bill. We have requested information from EBMUD so that we can determine the amount of refund we owe you. Our goal is to process payment to each resident no later than January 31, 2010. **Going forward, please submit a copy of your EBMUD statement within 15-days of receipt so that we can process payment in a timely manner.** Thank you in advance for your cooperation.

Office Closure

The Housing Authority office will be closed beginning **Wednesday, December 23rd – Sunday, January 3rd**, reopening to serve you on **Monday, January 4th 2010** (can you believe it, seems like yesterday we were worried about "Y2K").

Resident Advisory Board

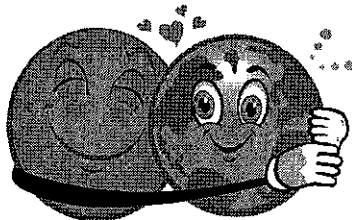
It is that time again ... time to plan for the Housing Authority's "Annual Plan". As part of the Annual Plan we will be reviewing and possibly revising the Administrative Plan (Section 8 Program) and the Admissions and Continued Occupancy Plan (ACOP). This is a great opportunity to make a difference in the local policies of the Berkeley Housing Authority.

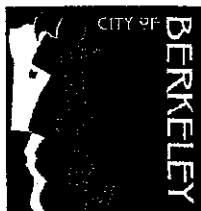
We have an idea of our problems and challenges; we need to identify 5 residents that will work with us to achieve reasonable solutions that benefit residents, while allowing BHA to meet the various HUD requirements. **If you are interested in working with us, please complete the enclosed form and return it to David Solis no later than January 14, 2010.** Residents are provided a \$15 stipend for each meeting attended.

Public Housing Repositioning

Residents are reminded of the upcoming **Resident Consultation Meeting ~ Wednesday, December 9th @ 3:30 p.m. and repeated at 6:30 p.m.** Both meetings will be held in the community room of **Sacramento Senior Homes (1501 Blake St)**. For more information contact Chad Wakefield, Project Manager, Overland Pacific and Cutler, at (510) 638-3081 or cwakefield@opcservices.com

Best wishes for a Happy Holiday Season. Remember, often the most desired gift, is "you."






Office of the Executive Officer

INFORMATION CALENDAR

March 15, 2005

To: Honorable Chairperson and
Members of the Housing Authority

From:  Phil Kamlarz, Executive Officer

Subject: Election of Public Housing Resident Council Officers

INTRODUCTION

The Code of Federal Regulations (24 CFR 964.130) mandates participation of public housing residents to improve quality of life and resident satisfaction and participate in self-help initiatives for families living in public housing units. The regulations specifically require the establishment of a Resident Council to participate in the overall policy development and direction of public housing operations through a working partnership with the Housing Authority.

CURRENT SITUATION AND ITS EFFECTS

The public housing Resident Council has been in office since November 2000. To remain in compliance with federal standards for fair and frequent elections of resident council officers, elections are required at least once every three years for each member. Without elections, the resident council would not be a recognized organization by HUD (Department of Housing and Urban Development) or the Berkeley Housing Authority.

BACKGROUND

The Berkeley Housing Authority enlisted the assistance of the League of Women Voters of Berkeley, Albany and Emeryville to receive and tabulate the ballots for the election, which concluded February 4, 2005. Each candidate submitted their nominations through independent resident meetings and self-addressed ballots were mailed to every eligible voter with instructions and a return envelope addressed to the League of Women Voters. Attachment A reflects the results of this election.

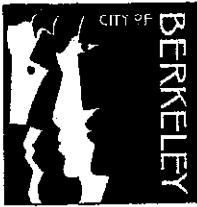
POSSIBLE FUTURE ACTION

The newly elected Resident Council will adopt new by-laws which will ensure timely elections, are non-discriminatory and do not infringe on rights of other residents. Regular meetings will be held monthly and the agenda will be posted on the Public Housing Resident Advisory Board website.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

HUD encourages housing authorities to provide monthly stipends to Resident Council officers. Subject to availability of appropriations, HUD will provide \$15 per unit (Public Housing units) per year to support Resident Council activities. This amounts to \$915 annually for 61 public housing units.

2180 Milvia Street, Berkeley, CA 94704 • Tel: (510) 981-7000 • TDD: (510) 981-6903 • Fax: (510) 981-7099
E-Mail: manager@ci.berkeley.ca.us Website: <http://www.ci.berkeley.ca.us/manager>



Housing Department
Housing Authority Division

ATTACHMENT A

February 18, 2005

ELECTION RESULTS

The following are the results of the 2005 Public Housing Resident Council Elections, which concluded midnight, Friday, February 4, 2005. The League of Women Voters of Berkeley, Albany and Emeryville counted the results. There were 130 eligible voters and 14 legitimate ballots were cast. The Resident Council will be comprised of five (5) Council Members and two (2) Alternates and are presented in the order of the most votes received.

1. Rose Flippin	14 Votes	Elected Council Member
2. Felicia Wyrick	9 Votes	Elected Council Member
3. Mary Lightfoot	8 Votes	Elected Council Member
4. Adolph Moody	6 Votes	Elected Council Member
5. Demetrius Shelton	5 Votes	Elected Council Member

Alternates:

1. Gregory Green	4 Votes	Elected Alternate Council Member
2. Tracy Matthews	4 Votes	Elected Alternate Council Member

Other residents receiving votes are as follows:

1. Mary Williams	3 Votes
2. Sheila Atkins	2 Votes
3. Tanya Cole	2 Votes
4. Sabrina Frey	2 Votes
5. Brenda Mills	2 Votes
6. Mary Green	1 Vote

Congratulations to the winners and thank you all for your participation.

Sincerely,

Sharon Jackson
Housing Manager



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

February 5, 2010

Willie Mae Polk
1504 Seventh Street
Berkeley, CA 94702

Dear Ms. Polk:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

We welcome an opportunity to introduce you to the Commissioners and members of the public. Please consider attending the meeting if it is convenient for you.

As a member of the Resident Advisory Board you will have an important role in helping shape the discretionary policies of the Berkeley Housing Authority as contained in the Administrative Plan (Section 8 Program) and the Admissions and Continued Occupancy Plan (ACOP).

If you have any questions or concerns, please feel free to contact me at (510) 981-5483 or caguilar-vasquez@ci.berkeley.ca.us.

Sincerely,

A handwritten signature in black ink that reads "Celinda Aguilar-Vasquez". The signature is written in a cursive, flowing style.

Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

February 5, 2010

Carol Krezman
2725 Sojourner Truth Ct.
Berkeley, CA 94702

Dear Ms. Krezman:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

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Sincerely,

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Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

February 5, 2010

Rose Flippin
1917 Ward Street
Berkeley, CA 94702

Dear Ms. Flippin:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

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Sincerely,

Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

February 5, 2010

Keith Carlisle
1927 Ward Street
Berkeley, CA 94702

Dear Mr. Carlisle:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

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Sincerely,

Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

February 5, 2010

Patrick Kehoe
2412 Stuart St #3
Berkeley, CA 94705

Dear Mr. Kehoe:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

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If you have any questions or concerns, please feel free to contact me at (510) 981-5483 or caguilar-vasquez@ci.berkeley.ca.us.

Sincerely,

A handwritten signature in black ink that reads "Celinda Aguilar-Vasquez". The signature is written in a cursive style with a large, prominent 'C' at the beginning.

Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



Berkeley Housing Authority

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Telephone: (510) 981 5470 Fax: (510) 981 5480

February 5, 2010

Rosie Kreidler
1501 Blake St., #202
Berkeley, CA 94703

Dear Ms. Kreidler:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

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Sincerely,

Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
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February 5, 2010

Allen Horne
2216 A Sacramento St
Berkeley, CA 94702

Dear Mr. Horne:

Thank you for your willingness to serve on the Resident Advisory Board (RAB). The Housing Authority Board of Commissioners will review the staff recommendation, and make the official appointments at their February 11, 2010 meeting which convenes at 6:00 p.m. at the North Berkeley Senior Center/1901 Hearst St @ Martin Luther King Jr. Way.

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Sincerely,

A handwritten signature in cursive script that reads "Celinda Aguilar-Vasquez".

Celinda Aguilar-Vasquez
Assistant to the Executive Director

cc: Tia Ingram



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

JAN 25 2010

Residents Awareness In Action
P.O. Box 2571
Berkeley, CA 94702

RE: Request to Manage Berkeley Housing Authority Low Rent Public Housing Program

Dear Organization Members:

Thank you for your letter received in our office January 4, 2010, expressing interest in assuming the management of the Berkeley Housing Authority (BHA) Low Rent Public Housing program.

The *U.S. Housing Act of 1937*, which established the Low Rent Public Housing program, requires HUD to provide funding for the program only to qualified public housing agencies (PHAs) under an Annual Contributions Contract with HUD. HUD has no flexibility under the Act to contract with a residents' organization for management of BHA's programs. Nevertheless, BHA does have the authority itself to make determinations about its own management structure. As such, we recommend you approach BHA directly to state your interest.

Since separating from the City of Berkeley in 2007, BHA and its Board, under pressure from HUD, have worked hard to recover the Agency from Troubled status and address the problems that were inherited from the City, including the substandard physical condition of the units. Currently under a Memorandum of Agreement with HUD to address its Troubled status, BHA committed to developing a plan to correct its deficiencies.

As you are aware, on December 29, 2009, BHA submitted a disposition application to HUD for its 61 Low Rent Public Housing units. This plan to preserve the housing, upgrade it, and ensure the long-term feasibility and affordability of the units is currently under review by HUD. Based on funding cuts to the program, a multi-year operating deficit, and more than \$4.5 million in repairs, the BHA Board of Commissioners determined that such action was in the best interest of the residents and BHA. According to their disposition application, BHA will require that the units be modernized and repaired and maintained as affordable housing for low-income residents.

With regard to your inquiry about Resident Management Technical Assistance, HUD currently does not fund such a program for Public Housing. Should such funding become available, information will be posted in the *Federal Register* and on HUD's website, www.hud.gov.

If you need additional information, please contact BHA's Executive Director, Tia Ingram, at (510) 981-5470 or tingram@ci.berkeley.ca.us.

Sincerely,



Stephen Schneller
Director
Office of Public Housing

cc:

Tia Ingram, Executive Director
Berkeley Housing Authority

Carole Norris, Chair
Berkeley Housing Authority