



Berkeley Housing Authority

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Office of the Executive Director

Item 6
ED REPORT
January 9, 2025

To: Honorable Chair and Members of the Berkeley Housing Authority Board

From: James E. Williams, Executive Director

Subject: Monthly Report

Report from the Executive Director:

This report is intended to provide the Board of Commissioners with information pertaining to the general administration of the Agency since the last meeting. It will also provide important information on matters that may affect operations prior to the next scheduled meeting.

James E Williams
Executive Director / CEO
BOC Meeting; January 9, 2025

MTW

HUD has approved the FY2022-FY2023 waivers. BHA's consultant is working directly with HUD to ensure the approval of the MTW supplements. We are currently waiting for HUD's approval of the CY24 Waivers. A public meeting took place at the last BOC meeting in September. BHA is amending its waivers to reflect 2025 activities.

Increase Voucher Utilization Rates

Grant Consulting Firm has completed the purging of BHA's 2010 waitlist, which has been purged and evaluated. BHA began working on the 2022 waitlist. They pulled 400 participants' names from the list; 47 clients are searching for a unit. As of September 2024, there have been 22 Briefings.

Improve Customer Service

Staff is responding to all emails and calls within 48 hours. BHA has hired a full-time front desk receptionist to handle any overflow. We are not fully open to the public but by appointment only. However, we are addressing walk-ins. BHA has drop boxes outside and inside the building where the public can drop off materials and forms and/or make requests or complaints. All BHA forms are available online and in the kiosk at the front entry of the building. BHA has developed an RAB (approximately 9 participants), which it plans to engage annually. RAB participants will be paid \$50 each to review BHA's Admin and MTW plans. BHA is working on adding all its forms online and a 24-hour phone system.

Develop the nonprofit Affordable Housing Berkeley Inc.,

Mosaic developed a Strategic Plan for Affordable Housing in Berkeley in October 2023. BHA has committed approximately \$3.3 million (Resolution Only) and 100 Vouchers to assist with its MTW activities and Affordable Housing Berkeley (AHB) with its development goals. BHA must review all its current PVB awards to determine the remaining PVB vouchers it can distribute. BHA has awarded 494 project vouchers and has 110 HVC vouchers remaining. BHA also has an additional sixty-one (61) Faircloth Vouchers.

Concerns

1. Staffing / Team Building
2. Contractors
3. Union Negotiation
4. Relationship with the City
5. SWOT Analysis
6. New Office Space

Berkeley Housing Authority Proposal

The North Berkeley Housing Partners (“NBHP”) is a four-developer team comprised of BRIDGE Housing Corporation, EBALDC, Insight Housing, and Avalon Bay, which was formed to develop the 8.2-acre surface parking lots surrounding the North Berkeley BART station (“The North Berkeley BART Transit-Oriented Development Project” or the “Project”). The conceptual proposal below provides an overview of the Project and an initial concept for how the Berkeley Housing Authority (“BHA”) might support NBHP’s goals to provide deeply affordable and permanent supportive housing at this site through an award of Project-Based Section 8 Vouchers and Faircloth Vouchers. This proposal is intended to spark conversation and form the basis for future negotiations between NBHP and BHA. The ultimate goal is to partner to create a deeply affordable, economically vibrant, and financially sustainable new development at the North Berkeley BART station.

Project Overview

The North Berkeley BART Transit-Oriented Development Project is a public-private partnership between BART, the City of Berkeley, and NBHP. The Project will consist of 738 units spread across six buildings. The entire site has been designed and entitled as a master-planned community. However, each building will be independently financed, owned, and constructed by a member organization of NBHP. Phase 1 will comprise the three affordable housing buildings along Sacramento Street constructed by BRIDGE Housing, EBALDC, and Insight Housing. Phase 2 will comprise two market-rate buildings constructed concurrently by Avalon Bay, a BRIDGE Housing building, and adjacent open spaces. The city has approved this project.