



Berkeley Housing Authority

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Item 6
ED Report
January 12, 2023

Office of the Executive Director

To: Honorable Chair and Members of the Berkeley Housing Authority Board
From: James E. Williams, Executive Director
Subject: Executive Director's Monthly Report

MTW Process

- Working through the process with HUD directions
- Currently reviewing all materials associated with plan
- Need to revisit contract date for consultant 12/31/2022

Customer Service

- Reopening of BHA office effected 01/03/2023
- Currently working with the Mayor's office in addressing participants entry to the 5th floor
- Need to get quotes for office improvements

New Staff and Staff leaving BHA

- Temporary office employees
- Front Desk
- Inspections

Berkeley Housing Authority
50058 Reporting

		Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22
A	Utilization (Leased/Total Units)	1490/1975	1498/1975	1499/1975	1495/1975	1501/1989	1503/1989
	In Units (%)	75.44%	75.85%	75.90%	75.70%	75.47%	75.57%
	In Dollars (%)	84.30%	85.40%	85.30%	85.50%	85.60%	85.40%
A.1	Tenant Based %	72.91%	72.73%	72.60%	72.42%	74.13%	74.38%
	(Leased/Total Units)	1171/1606	1168/1606	1166/1606	1163/1606	1169/1577	1173/1577
	Voucher issued	1	0	0	0	1	
	New Admissions	0	0	0	0	0	1
	Vouchers searching	26	26	26	26	27	26
A.2	Project Based%	85.71%	89.67%	90.58%	90.27%	79.84%	79.30%
	(Units)	282/329	295/329	298/329	297/329	297/372	295/372
A.3	VASH (%)	92.50%	87.50%	87.50%	87.50%	87.50%	87.50%
	(Leased/Total Units)	37/40	35/40	35/40	35/40	35/40	35/40
	Voucher issued	1	0	1	0	0	0
	New Admissions	0	0	0	0	0	0
	Vouchers searching	2	2	3	3	3	3
B	Mainstream (%)	80.22%	80.22%	81.32%	81.32%	82.42%	83.52%
	(Leased/Total Units)	73/91	73/91	74/91	74/91	75/91	76/91
	Voucher issued	1	1	2	0	0	0
	New Admissions	0	0	1	1	1	0
	Vouchers searching	14	15	14	13	12	12
C	EHV (%)	35.29%	47.06%	54.90%	54.90%	60.78%	62.75%
	(Leased/Total Units)	18/51	24/51	28/51	28/51	31/51	32/51
	Voucher issued	2	1	3		2	2
	New Admissions	3	4	3		1	1
	Vouchers searching	16	12	12	10	11	12
D	Terminations	7	9	4	3	7	3
E	Success Rate	1%	55%	61%	62%	49%	52%
F	New Landlords/Unit	1	2		2		
G	Mod Rehab %	81.63%	81.63%	81.63%	84.69%	84.69%	86.73%
	(Units)	80/98	80/98	80/98	83/98	83/98	85/98
H	Project Move Up	4/10	4/10	4/10			
I	FSS	37 (20 enrolled, 5 graduated, 12 pending)	37 (20 enrolled, 5 graduated, 12 pending)	37 (20 enrolled, 5 graduated, 12 pending)	37 (20 enrolled, 5 graduated, 12 pending)	37 (18 enrolled, 7 graduated, 12 pending)	
J	Port Ins (BHA Currently Absorbing)	2	4		6	4	3
	Port Outs (Managed by other PHAs)	1	4		6	4	5
K	Late/Missing Annual Recert	68	56		59	60	56

L	Late HQS		680	576			43	
M	Rent Increases - Received		3	12	14	12	7	6
	Rent Increases - Processed		3	12	14	12	7	6
N	Re-exams - Processed		135				186	157
O	# of disabled in program		968	901	909			
	# of elderly in program		769	725	729			
	# of families in program		401	388	391			
	# of eman. yth in prog		15	15	15	15	15	
	# of HOPWA in program		10	10	10	10	10	
P	# of Families on WL		543	545	530	476	474	