



Berkeley Housing Authority

1947 Center St., 5th Floor, Berkeley, CA 94704
Telephone: (510) 981 5470 Fax: (510) 981 5480

Item 6B

NEW BUSINESS

October 13, 2022

Office of the Executive Director

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

From: Rachel Gonzales-Levine, Acting Executive Director 

Subject: Monthly Report

Emergency Housing Vouchers (EHVs) As of the writing of this report, BHA now has received 56 referrals from the County Homeless Program.

- Of those 56 referrals, 46 have been processed by staff for intake, and have participated in a Briefing, and in receipt of their vouchers.
- 10 have been removed because the applicants passed away before being housed, or absorbed by another housing authority not administering EHV program.
- 11 EHV have been issued and those voucher holders are searching for units with the help of the housing navigation team at our local partnering organizations.
- 32 formerly homeless clients are now leased up in Berkeley and in other jurisdiction via portability utilizing their EHV.
- 4 referrals are being reviewed by staff, and once paperwork is complete/background checks cleared, BHA will schedule this applicant for a Briefing.
- The County is still gathering documentation 4 EHV referrals for BHA.

HUD California EHV Roundtable: HUD has invited housing authorities across the state to participate in two afternoons of an “EHV Roundtable” discussion/training. The goal is to share best practices, learn about HUD’s EHV resources, and network. Management Team staff have been invited to sign up for both afternoons.

EHV Technical Assistance: Staff is still in conversation with the Center for Supportive Housing (CSH), the technical assistance entity that HUD has assigned to provide 32 hours of technical assistance. Currently under discussion is the potential for implementing an “interjurisdictional agreement” with Alameda County housing authorities around porting, which would benefit those agencies that have high port out numbers. The concept is that for bordering cities, if a family wishes to port, the originating housing authority would continue to count that household as part of its own, keeping the full Administrative Fee, but also having to conduct the inspection on the unit.

Mainstream Vouchers

BHA has leased up 75 of the 91 Mainstream Vouchers; 14 have been issued MS vouchers and are searching for a unit; and is processing referrals for the remaining 2.

As previously announced to the Board, BHA was awarded \$45,500 in extraordinary funding to be utilized for expenses related to retention, recruitment, and support of participating owners in the Mainstream Voucher program. The Management Team has met and determined that BHA will utilize the funds to offer a \$1,750 landlord incentive to the remaining Mainstream Voucher holders (equalling the incentive paid to landlords leasing up in the EHV program), as well as for the unit turnover program (specific to Mainstream).

Waiver for 150% Payment Standard

Two of the local housing authorities in Alameda County, along with BHA (plus Alameda City Housing Authority as well as and the County of Alameda Housing Authority), have been under discussion about submitting a waiver to HUD to allow for Payment Standards of up to 150% of the 2022 and 2023 FMRs; the submitted letter is attached (Attachment 1). It is unclear as to whether HUD will actually approve Payment Standards this high; and even if approved, all housing authorities are bound by the Rent Reasonableness requirement to run local rent comparables, and can only approve individual Payment Standards requested by landlords as high as the highest rent comp. Should HUD not approve this Waiver, BHA may wish to consider including a 150% Payment Standard flexibility in the MTW Plan. You will see later this evening the approval of Payment Standards at 120% of the 2023 FMRs, which staff believes is a good starting point, whether or not this Waiver is approved.

Dashboard-

		Jun-22	Jul-22	Aug-22
A	Utilization (Leased/Total Units)	1490/1975	1495/1975	1495/1975
	In Units (%)	75.44%	75.70%	75.70%
	In Dollars (%)	84.30%	85.30%	85.30%
A.1	Tenant Based % (Leased/Total Units)	71.84%	71.47%	71.41%
	Voucher issued	1	0	0
	New Admissions	0	0	0
	Vouchers searching	26	26	26
A.2	Project Based% (Units)	85.71%	89.97%	89.97%
		282/329	296/329	296/329
A.3	VASH (%) (Leased/Total Units)	92.50%	87.50%	87.50%
	Voucher issued	1	0	1
	New Admissions	0	0	0
	Vouchers searching	2	2	3
B	Mainstream (%) (Leased/Total Units)	80.22%	80.22%	80.22%
	Voucher issued	1	1	2
	New Admissions	0	0	1
	Vouchers searching	14	15	14
C	EHV (%) (Leased/Total Units)	35.29%	45.10%	45.10%
	Voucher issued	2	1	3
	New Admissions	3	4	3
	Vouchers searching	16	12	12

D	Terminations	7	9	2
E	Success Rate	1%	55%	61%
F	New Landlords/Unit	1	2	
G	Mod Rehab %	81.63%	81.63%	81.63%
	(Units)	80/98	80/98	80/98
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)	
J	Port Ins (BHA Currently Absorbing)	2	4	
	Port Outs (Managed by other PHAs)	1	4	
K	Late/Missing Annual Recert	68	56	
L	Late HQS	680	576	
M	Rent Increases - Received	3	12	
	Rent Increases - Processed	3	12	
N	Re-exams - Processed	135		
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
	# of HOPWA in program	10	10	10
P	# of Families on WL	545	543	530

Attachment:

1. 9/22/22 Waiver request to HUD for Payment Standards at 150% of the 2022 and 2023 FMRs

September 22, 2022

Dominique Blom
General Deputy Assistant Secretary
US Department of Housing and Urban Development
451 7th St, SW
Washington, DC 20410-5000

Dear Ms. Blom:

The following public housing authorities in Alameda County, CA request waivers in order to establish Payment Standards up to 150% of the 2022 and 2023 Fair Market Rents as specified below. These requests are aimed at increasing the number of property owners willing to rent units available to voucher holders in our jurisdictions, each of which has challenges due to the high-cost rental market in our region.

While our agencies appreciate the new FMR methodology HUD utilized to determine 2023 FMRs, for our metro area (Oakland-Fremont, CA), the Payment Standards at 110% of the 2023 FMRs are lower than 120% of the 2022 FMRs (as allowed by HUD's Expedited Waiver). We are pleased there will be a forthcoming extension of that waiver as well.

Berkeley Housing Authority (CA058)

Waiver Requested: Berkeley Housing Authority (BHA) requests a waiver from 24 CFR 982.503(b)(1)(i), in order to implement a Payment Standard of 150% of the current FMRs for new contracts

Programs Waiver Requested for: Housing Choice Voucher and Special Purpose Voucher Programs

Voucher Lease-up Success Rate: 57%

Utilization Rate: 77% in units and 82% in budget authority

BHA has conducted fiscal analysis on the impact of increasing the payment standard to 150% of the FMR and finds that there is significant budget authority and reserves to meet the expected increases in expenditures. BHA has already been granted expedited regulatory waivers under PIH 2021-34 to increase their payment standards to 120% of the FMRs for all programs and is still seeing difficulty in voucher household's ability to lease up in its jurisdiction.

Housing Authority of the City of Alameda (CA062)

Waiver Requested: Housing Authority of the City of Alameda (AHA) requests a waiver from 24 CFR 982.503(b)(1)(i), in order to implement a Payment Standard of 150% of the current FMRs for new contracts

Programs Waiver Requested for: Housing Choice Voucher and Special Purpose Voucher Programs

Voucher Lease-up Success Rate: 84%

Utilization Rate: 79% in units and 92% in budget authority

AHA has conducted fiscal analysis on the impact of increasing the payment standard to 150% of the FMR and finds that there is significant budget authority and reserves to meet the expected increases in expenditures. AHA intends to use their authority to 150% of FMR selectively for unit sizes where there are challenges lease up, in order to ensure adequate budget authority.

Housing Authority of the County of Alameda (CA067)

Waiver Requested: Housing Authority of the County of Alameda (HACA) requests a waiver from 24 CFR 982.503(b)(1)(v), in order to implement an exception payment standard of above 120% and up to 150% of the current FMRs for families with a disabled household member if required as a reasonable accommodation.

Programs Waiver Requested for: Housing Choice Voucher and Special Purpose Voucher Programs

Voucher Lease-up Success Rate: 62%

Utilization Rate: 97% in units and 101.23% in budget authority

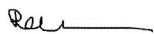
CA067 has not requested the expedited regulatory waiver to increase its payment standards to 120% of the FMRs because it's utilization and budget authority usage rates are high; however, the households that include a person with a disability that require a reasonable accommodation for an exception payment standard above 120% would greatly benefit from having these reasonable accommodations approved in-house rather than waiting the time it takes for HUD to process these waiver requests. In CA067's experience, some landlords are not willing to wait the time it takes HUD to process the waivers creating a hardship on the family to search for new housing while they really need to remain in place or have a disability-related need for the features of the unit they have found.

All three housing authorities understand that all reasonable rent requirements at 982.507 apply, whether or not our PHAs are granted these waivers.

Please let us know if we can provide any further documentation in order for you to consider this request.

Thank you.

Best regards,



Rachel Gonzales-Levine
Acting Executive Director
Berkeley Housing Authority

DocuSigned by:



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Vanessa Cooper
Executive Director
Alameda City Housing Authority



Kurt Wiest
Executive Director
Housing Authority of
Alameda County