

Berkeley Housing Authority (BHA) and Affordable Housing Berkeley, Inc. (AHB) Presentation to the 3 x 3 Committee

BHA Updates/Discussion:

- Housing Choice Voucher Waitlist Opening
- Emergency Housing Vouchers
- Project-based Voucher RFP
- Executive Director Search

AHB Updates/Discussion:

- Strategic Planning
- North Berkeley BART Project

September 27, 2022



Berkeley Housing Authority

HCV Waitlist Opening

- BHA Voucher Waitlist opening July 19 - 26, 2022
- 21,592 non-duplicated applications received
- 2,000 randomly selected
- Supportive community partners such as: EBCLC, CIL, the Library system, senior centers, Berkeley Youth Alternatives, and Berkeley Drop in Center
- Over 7,000 applications received on 1st day
- 9,974 families applied
- 2,553 elderly heads of household
- 605 applicants with veteran status
- 5,383 disabled
- 21,902 English applications received
- 34 Spanish applications received
- 168 Mandarin applications received.

HCV Waitlist Opening (Cont.)

- BHA will begin requesting applications for voucher issuance in batches of 10-20 at a time
- BHA is “under leased” by approximately 480 vouchers—staff continues to work on recruiting and retaining landlords
- Thank you for the \$150,000 allocation for Unit Turnover Program - thus far we have been able to welcome 49 units utilizing those funds

Emergency Housing Vouchers

EHVs are **special purpose vouchers** allocated by HUD for homeless/at risk of homelessness; transitioned aged youth; VAWA survivors.

BHA is **partnering with the County of Alameda Coordinated Entry System**, and other community partners (Housing Navigators)

- 35 formerly homeless clients are now leased up in Berkeley utilizing their EHV (a few in other jurisdictions due to portability)
- The remaining referrals are either searching for a unit or application is in process.
- BHA enjoys strong collaborative partnership with the County, and CBOs like Abode, BFHP; meeting twice monthly to track lease ups carefully and consistently, and problem solve.

Project-based Vouchers (PBVs)

- ✓ HUD allows housing authorities to set aside **up to 30% of its voucher allocation** in properties where voucher assistance is **tied to the unit** with long term contracts (two 20-year terms).
- ✓ PBV property owners: non-profit affordable housing developers.
- ✓ PBVs **maintain low income housing stock during market fluctuations** – unlike the HCV program, where landlords have a choice to leave S8 upon vacancy.
- ✓ PBVs allow non-profit developers to **leverage other funding sources** due to the guaranteed income stream generated by the long term contracts with BHA, a crucial piece of the complex affordable housing funding puzzle.
- ✓ BHA has 469 PBVs in use or committed in 25 properties throughout the City of Berkeley.

Project-based Voucher RFP

- Goal for RFP issuance is **mid October** (still awaiting HUD green light)
- Due date of November, **decision in January**
- **Up to 85 PBVs**, new construction and rehab.
- Utilizing City Housing Dept. HTF list for dissemination of the RFP
- Awards will be for PBVs for 20 years in first term of contract
- **Currently BHA has 476 PBVs allocated in 25 low income sites** throughout Berkeley

Project-based Vouchers

Project Based Master HAPs - in use or committed			
Property	Owner	# PBVs	Populations Served
1 Adeline St Apts	RCD	18	Disabled
2 Allston House	SAHA	4	Families
3 Creekside Apts.	RCD	2	Disabled
4 Hilliegass Apts.	SAHA	4	Families, Disabled
5 NCLT	NCLT	2	Families
6 NCLT	NCLT	1	Families
7 NCLT	NCLT	1	Families
8 Ashby Lofts	SAHA	20	Families, Disabled
9 Helios Corner	SAHA	59	Elderly
10 Shattuck Sr Homes	SAHA	5	Elderly
11 Sac. Sr Homes	SAHA	20	Elderly
12 Oxford Plaza	RCD	24	Families, Disabled, HOPWA
13 Harmon Gardens	SAHA	5	Emancipated Youth
14 Berkeley 75	B75	74	Families, Disabled

Project-based Vouchers

Project Based Master HAPs - in use or committed				
	Property	Owner	# PBVs	Populations Served
15	Strawberry Cr. Lodge	SAHA	23	Seniors
16	Hearst Apts.	RCD	8	Families, Disabled
17	Grayson St. Apts	SAHA	17	Emancipated Youth, Families, Disabled, HOPWA
18	Jordan Court	SAHA	24	Seniors, Homeless
19	Hope Ctr	BFHP	53	Homeless
20	BRIDGE Berk Way	BRIDGE	22	Families
21	Maudelle Miller Shirek	RCD	22	Census tract poverty rate of 20% or less
22	Peoples Park Supp Hsng	RCD	27	Homeless; Disabled with Supportive Srvc
23	Blake Apts	SAHA	17	Disabled & Census tract poverty rate of 20% or less
24	BRIDGE Family Hsng	BRIDGE	21	Census tract poverty rate of 20% or less
25	Solano Apts	BACLT	3	Census tract poverty rate of 20% or less
			476	

Executive Director Search

- 3 strong finalist candidates
- Board interviews this week and next
- Seeking someone with strong development experience – to assist AHB in first development deals and beyond
- Look forward to introducing you to the finalist

Affordable Housing Berkeley, Inc (AHB) Updates

- AHB is a non-profit development entity, incorporated in 2020, established to (a) produce affordable housing stock in Berkeley, independently or partnering with developers; and (b) support BHA's operations
 - ✓ **Proceeds** from the sale of the 75 former low income public housing units amounted to \$15.5 million, with \$5 million in the bank and \$10.5 million loaned back to the owner/developer at 3% over 55 years.
 - ✓ Total estimated proceeds including interest over the life of the loan: **\$25 million.**
 - ✓ Proceeds must be used for development of affordable housing, with **\$2.7 million** allowable, per HUD, for operations.
- Strategic Planning
- North Berkeley BART TOD