



Berkeley Housing Authority

Presentation to the Rent Board, Oct. 21, 2021

BHA Program Updates

- **Section 8: Housing Choice Vouchers**
- 1,975 vouchers maximum allowable; number of vouchers in use depends on HUD funding; currently 1,550 vouchers in use, with over \$30 million in rental subsidy annually supporting those households.
 - ✓ **Socio-economic & Cultural Diversity:**
 - 69% African American, 22% White, 7 % Hispanic, 2% Asian-Pacific Islander-Native Alaskan.
 - Majority of clients earn less than 30% of Area Median Income (\$32,900 for a family of 2), however those on fixed income often earn less than \$12,000/year.
 - ✓ **BHA's Program Participants are...**
 - The play yard supervisor at your kids' school
 - The barista at your favorite coffee shop
 - Your uber driver
 - Retired senior citizens living on Social Security
 - The homeless Veteran returned from war
 - Your wheelchair bound neighbor

Section 8: Housing Choice Voucher Program (Cont.)

- ✓ Program participants income is between 0 – 50% Area Median Income, with majority under 30% AMI.
- ✓ Total people served by BHA: 2,600.
- ✓ Households pay 30% of their adjusted income towards rent; BHA pays the remainder of rent as subsidy to their landlord.
- ✓ Average client rent portion is \$473.
- ✓ Monthly Average Subsidy Paid on Behalf of our Households: \$1,669.
- ✓ Subsidy increases/decreases with household income changes or job loss – guaranteeing our families a home in Berkeley regardless of income at admissions and throughout participation in our programs as incomes may fluctuate or layoffs occur.
- ✓ During the Pandemic: BHA processed 156 rent adjustments, with an average increase of \$570 rent subsidy per month per household.

BHA Programs (Cont.)

- **Project-based Section 8**

- ✓ HUD allows housing authorities to set aside up to 30% of its voucher allocation in low income housing developments where voucher assistance is *tied to the unit* with long term contracts (up to 40 years).
- ✓ BHA has 469 PBVs in use or committed in 25 properties throughout the City of Berkeley, with recent new allocations of PBVs to Blake Apts, Jordan Court (SAHA), 2012 Berkeley Way (BFHP & BRIDGE), Maudelle Miller Shirek Community and Peoples Park Supportive Housing (RCD).
- ✓ PBV property owners: non-profit affordable housing developers. PBVs maintain low income housing stock during market fluctuations – while landlords have a choice to leave S8 upon vacancy, PBVs remain in place due to long term nature of contracts with BHA.
- ✓ PBVs allow non-profit developers to leverage other funding sources due to the guaranteed funding generated by the long term contracts with BHA, and are seen as a critical piece of the complex affordable housing funding puzzle.

BHA Programs (Cont.)

- **SRO Moderate Rehab** – Homeless/Disabled (98 units)
 - ✓ Contracts at two properties on University Ave.: UA Homes, Erna P. Harris
 - ✓ On site services
 - ✓ Not a voucher program
- **Special Programs:**
 - ✓ **VASH** – for Veterans (40), partnership with the VA and Berkeley Food & Housing Project
 - ✓ **Mainstream Vouchers** (91) – for homeless/disabled, partnership with the City and County Homeless Coordinated Entry System, Bay Area Community Services, Berkeley Mental Health, Women’s Daytime Drop in Center, East Bay Innovations
 - ✓ **Emergency Housing Vouchers** (51) – for homeless/at risk of homelessness; transitioned aged youth; VAWA survivors, also partnering with Coordinated Entry System
 - ✓ **Project Move-up** – for Shelter+Care; Mod. Rehab. “graduates” 5 year pilot, 10 vouchers/year, now in 4th year.

Affordable Housing Berkeley, Inc. (AHB)

- ✓ BHA transitioned its 75 low income public housing units formerly owned by the housing authority, to a long term Project-based S8 contract with Berkeley 75 (Related Cos.)
- ✓ Proceeds from the sale amounted to \$15.5 million, with \$5 million in the bank and \$10.5 million loaned back to the owner/developer. These proceeds must be used for development of affordable housing
- ✓ AHB is a newly formed non-profit development entity that was established to both produce affordable housing stock in Berkeley, and to support BHA's operations
- ✓ The AHB Board (same as the BHA Board), has embarked on a strategic planning process to design a plan for development
- ✓ Community input opportunities; stay tuned!

BHA brings to Berkeley...

- Guaranteed housing options to our program participants who otherwise might be living in a shelter, tent encampment, a doorway, an RV, car, or doubled up
- Opportunities for families, homeless, people with HIV/AIDS, youth exiting the foster care system, to establish livelihoods in vibrant, but costly, City of Berkeley
- Socio-economic and cultural diversity
- Over \$30 million annually in rental subsidy paid to landlords including many local “mom and pop” property owners who do business in Berkeley
- And, with AHB – future development partnerships and additional affordable housing units in Berkeley.

Thank you!

Rachel Gonzales-Levine
Acting Executive Director, BHA
510-981-5485
Rgonzales-Levine@cityofberkeley.info

