



3x3 Committee of the Berkeley City Council  
and Berkeley Housing Authority



Berkeley Housing Authority

## 3x3 COMMITTEE MEETING

### Regular Meeting

**Monday, September 22, 2025, 2:00 – 4:00 pm**

Civic Center Building, 2180 Milvia Street, 1<sup>st</sup> Floor, Cypress Conference Room

This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely by using [Zoom](#). To join by phone: Dial **1-669-254-5252** or 1-833-568-8864 (Toll Free) and enter Webinar ID: 161 208 4201. If you wish to comment during the public comment portion of the agenda, press \*9 and wait to be recognized by the Chair. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

To submit a written communication for the Committee's consideration and inclusion in the public record email [HHCS@Berkeleyca.gov](mailto:HHCS@Berkeleyca.gov) with the Subject line in this format: "PUBLIC COMMENT ITEM FOR 3 X 3 COMMITTEE".

## AGENDA

1. Roll Call
2. Agenda Approval
3. Public Comment
4. Minutes Approval: May 12, 2025 Minutes – Attachment 1
5. Background and Description of the Contribution and Benefits Provided by Affordable Housing Berkeley (AHB) – Berkeley Housing Authority (BHA) – Attachment 2
6. Ashby BART Station Developments Update (HHCS)
  - a. West Lot
  - b. East Lot
  - c. Discussion: Inclusion of BHA/AHB in East Lot Request for Proposal (RFP)
7. Federal updates (BHA)
  - a. Emergency Vouchers
8. Next Meeting Date
9. Adjourn

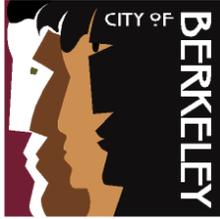
**Communications to Berkeley boards, commissions or committees** are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900.

COMMUNICATION ACCESS INFORMATION:



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.



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## 3x3 COMMITTEE

### Draft Meeting Minutes – Monday, May 12, 2025

#### 1. Roll Call

Present: Councilmember Ben Bartlett, City Councilmember Mark Humbert, BHA Board Member Ali Kashani, Vice Mayor Rashi Kesarwani, BHA Board Chair Chris Schildt, BHA Commissioner Tracy Matthews

Absent: None.

Staff Present: David White, Jenny Wyant, Margot Ernst, Kelly deWolfe, Roxana Andrade

Members of the public: 12

Public Speakers: 0

#### 2. Agenda Approval

Action: M/S/C (Schildt/Humbert) to approve the agenda.

Vote: Ayes: Kashani, Humbert, Bartlett, Schildt, Kesarwani, Matthews Noes: None. Abstain: None. Absent: None.

#### 3. Public Comment: There was 1 public comment.

#### 4. Approval of Minutes

Action: M/S/C (Schildt/Kesarwani) to approve the minutes.

Vote: Ayes: Kashani, Humbert, Bartlett, Schildt, Kesarwani, Matthews Noes: None. Abstain: None. Absent: None.

#### 5. Appoint Chairperson

Action: M/S/R (Humbert/Kesarwani) to nominate Kesarwani as Chair.

Vote: Ayes: Humbert, Kesarwani. Noes: Bartlett, Schildt. Abstain: Kashani, Matthews. Absent: None.

Action: M/S/C (Kashani/Schildt) to nominate Chris Schildt as Chair.

Vote: Ayes: Bartlett, Kashani, Schildt, Kesarwani, Matthews Noes: Humbert. Abstain: None. Absent: None.

Action: M/S/C (Schildt/Matthews) to nominate Ali Kashani as Vice Chair.  
Vote: Ayes: Bartlett, Kashani, Schildt, Kesarwani, Matthews Noes: Humbert.  
Abstain: None. Absent: None.

## **6. North Berkeley BART Update**

Public Speakers: 1

## **7. Discussion: Timeline and Next Steps for Establishing Project Based Vouchers Framework for Future Projects**

Public Speakers: 2

Action: M/S/C (Kesarwani, Humbert) for BHA to come to the next 3x3 with a background and description of the contribution and benefits provided by AHB.  
Ayes: Kashani, Humbert, Schildt, Kesarwani, Bartlett, Matthews Noes: None.  
Abstain: None. Absent: None.

## **8. Discussion: Federal Funding Update**

Public Speakers: 1

## **9. Next Meeting Date – September 22<sup>nd</sup>, 2025**

Action: M/S/C (Kashani, Humbert) to accept meeting date.  
Ayes: Kashani, Humbert, Schildt, Kesarwani, Matthews, Bartlett Noes: None.  
Abstain: None. Absent: None.

## **10. Adjourn**

Action: M/S/C (Kesarwani, Kashani) to adjourn at 4:02 pm.  
Ayes: Kashani, Humbert, Schildt, Kesarwani, Matthews, Bartlett Noes: None.  
Abstain: None. Absent: None.

# Affordable Housing Berkeley: Background and Benefits

September 22, 2025  
Berkeley 3x3 Committee



Berkeley Housing Authority

# Overview

1. Background on the creation of Affordable Housing Berkeley, Inc. (AHB)
2. Contributions and Benefits of AHB for Berkeley residents

# **BHA is essential to achieve safe, affordable homes for all Berkeley residents**

- Voucher program with ~1,800 vouchers leased up in Berkeley
  - Tenant-based vouchers: 1,150
  - Project-based vouchers (PBVs): 392
  - VASH (veterans): 40
  - Mainstream (unhoused): 100
  - Emergency Housing Vouchers (EHV) (unhoused): 51
  - Moderate Rehab (formerly homeless and disabled): 98
- ~\$40,000,000/year in Housing Assistance Payments to landlords
- ~\$9,150,000 in annual PBV Housing Assistance Payment (HAP) that affordable housing developers leverage to finance new housing development

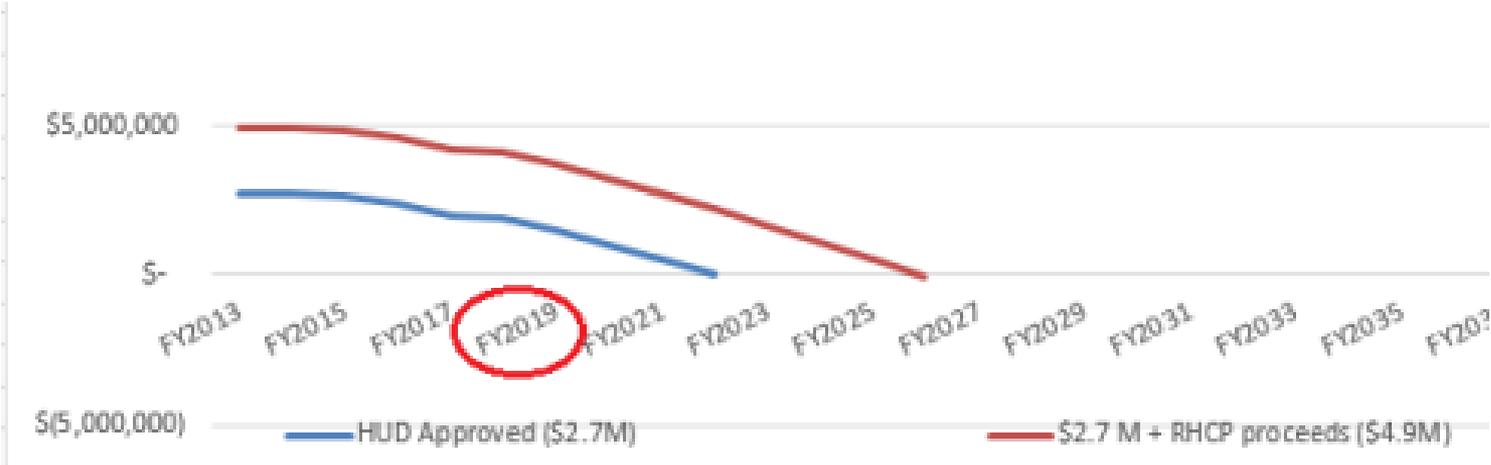
# **BHA makes it possible for our lowest-income neighbors to have a safe, permanent home**

- Voucher recipient profile:
  - Average income: **\$21,419**
  - ~820 elderly households
  - ~1050 disabled households
  - ~650 families (with 2-10 household members)
  - Also emaciated youth, veterans, formerly homeless, and people living with HIV/AIDS

# Brief history of BHA

- BHA split from the City of Berkeley in 2007
  - Independent agency with 7 board members appointed by the Mayor and confirmed by the City Council. 2 board members must be voucher recipients.
  - As an independent agency, BHA only receives ~80-90% of the funding it needs to operate from HUD (“proration”)
- Owned and managed 75 units of public housing until 2014
  - Sold to Berkeley 75 Housing Partners (Related Companies) for \$15.5 million with a 99-year ground lease
    - \$5 million approved to be used for operations; remainder restricted to be used for affordable housing development

# In 2019, BHA was on track to run out of funding by 2027... and Berkeley would potentially lose its vouchers



# Options we considered to avoid bankruptcy:

1. Get (partially) re-absorbed by COB – proposal rejected by 3x3
2. Merge with another housing authority (and lose Berkeley-specific commitment for vouchers)
3. Seek approval from HUD to spend the rest of the proceeds from our sale of Berkeley 75 to fund operations through 2040 (rather than build more affordable housing)
4. Engage in enterprise activities to sustain BHA financially and create more affordable housing in Berkeley - MTW and AHB

# Affordable Housing Berkeley, Inc.

- Established in 2021, same board as BHA
- 3 goals:
  1. Create hundreds of units of affordable housing for Berkeley's lowest income residents across all areas of Berkeley
  2. Leverage millions in federal dollars: PBVs, ~\$22 million in disposition proceeds, and new flexible funds from MTW fungibility
  3. Create unencumbered positive cash flow for both AHB and BHA, while protecting BHA cash assets, in support of maintaining a housing authority in Berkeley

# AHB Strategies

1. **Small site acquisition** -- Purchase smaller buildings (under 15 units), ideally vacant or occupied by low-income households, and rent to program participants
2. **Development partner** -- Silent development partner in creation of new, affordable housing, particularly at the BART sites

# AHB Contributions and Benefits for Berkeley

1. Provide unrestricted revenue to support BHA operations and programs;
2. Leverage HUD funding and proceeds from Berkeley 75 to create more affordable housing in Berkeley (both acquisition and new development); and
3. Help meet city's RHNA goals and develop more affordable housing, especially at BART sites.

# AHB/BHA Contributions to Development Projects

- Silent development partner in creation of new, affordable housing
- What we may provide:
  - Increased competitiveness for state and federal funding
  - Nonprofit status
  - Local knowledge, base, relationships
  - PBVs and/or predevelopment loan funds or guarantees

# **COB partnership is critical for AHB's success**

1. Collaboration to align affordable housing funding sources (e.g. Housing Trust Fund, etc.)
2. Emerging developer support
3. BART sites development opportunities