



Berkeley Housing Authority

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Office of the Executive Director

Item No. 5B
NEW BUSINESS
January 10, 2013

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

From:  J. M. Ingram, Executive Director

Subject: Allocation of 54 Section 8 Project Based Vouchers

RECOMMENDATION

Consider the staff recommendation to approve resolutions awarding a total of 54 Section 8 Project Based Vouchers as follows:

- a. Reinstating 23-Project Based Vouchers, to the Strawberry Creek Lodge (senior housing) rehabilitation project.
- b. Awarding 14-Project Based Vouchers to Resources for Community Development (RCD) for the William Byron Rumford Plaza (family housing) rehabilitation project.
- c. Awarding 17- Project Based Vouchers to Satellite Affordable Housing Associates (SAHA) for the Grayson Street (developmentally disabled housing) new construction project.

BACKGROUND

The Berkeley Housing Authority (BHA) last awarded Section 8 Project Based Vouchers in April 2011. In the intervening period staff and the Board have engaged in discussions about the Project Based Voucher Program, including two study sessions/workshops (October 27 and November 8, 2012) where we explored several critical policy decisions including: (1) whether to continue administering the HUD-optional program, (2) a preferred method for receiving requests from projects, (3) the desired mix of housing types and unit sizes in the portfolio, (4) the term for Project Based Vouchers, and (5) a fee structure to offset a portion of the cost for administering the program. Staff will be proposing revisions to the Administrative Plan (March 2013) which will incorporate these policy decisions. Under the current Annual Contributions Contract (ACC) with HUD, BHA has 1,866 Vouchers, of which a maximum of 20% (373) can be used in the Project Based Voucher Program. BHA currently has capacity to award an additional 66 Project Vouchers (this figure takes into consideration the 23 Vouchers previously awarded Strawberry Creek Lodge).

DISCUSSION

Project Based Vouchers (PBVs) offer a critical component of financing for acquisition, development (new construction) or substantial rehabilitation of affordable housing units.



The project changed substantially over the past 10 months, including revisions to the scope of work, the addition of SAHA as the new General Managing Partner, and Low Income Tax Credits as part of the financing plan. The project is also recommended for additional funding from the City's Housing Trust Fund in the "Alternative Funding" category.

Staff recommends reinstatement of up to 23 PBVs, including to the maximum extent possible, that at least 11 of the PBVs be assigned to one-bedroom units (vacant or occupied for S8 income eligible residents).

2. New Awards. The City of Berkeley Housing Services Division is currently processing Housing Trust Fund proposals submitted in 2009 and 2010. The eight proposals have been assigned to one of two categories: First Round and Alternative Funding. It is important to note, (a) none of the projects assume PBVs will be available; (b) some of the projects do not need PBVs; and (c) some projects have two scenarios, one with and one without PBV assistance.

Consistent with previous discussions, staff is not recommending any new awards to senior developments. While the need for permanently affordable rental housing by far exceeds the supply for households of all types (including seniors), there are 12 housing developments providing 832 affordable rentals for seniors (all household members must be 62 years or older):

Senior developments with S8 Project Based Assistance:

- a. Sacramento Senior Homes (39 units; 100% project based)
- b. Helios Corner (80 units in total; 59 units, or 74% project based, plus 8 households with Tenant based voucher assistance)
- c. Shattuck Senior Homes (26 units in total; 5 units, or 19% project based plus 8 households with Tenant based voucher assistance)

Senior developments with rents targeted to households at 30-60% AMI

- d. Amistad House (60 units)
- e. Harriet Tubman Terrace (90 units)
- f. Margaret Breland Apartments (28 units)
- g. Oregon Park (60 units in total; 14 households with Tenant based voucher assistance)
- h. Redwood Gardens (169 units)
- i. Strawberry Creek Lodge (150 units in total; 53 units with existing HUD subsidy, 3 households with Tenant based voucher assistance, approved for 23 project based units)
- j. Mable Howard Apartments (40 units)
- k. Lawrence Moore Manor (46 units)
- l. Stuart Pratt Manor (44 units)

That said, BHA staff reviewed each project in the City's pipeline with the following recommendations:

HTF "First Round" Funding Recommendations. There are three projects in this round:

- A. Harper Crossings (Satellite). This is a 41 unit senior housing development.

Staff is not recommending any award. BHA currently has 124 PBVs assigned to senior housing developments (every occupant must be 62 or older)—40% of the total PBV's awarded. One such property is the 80 unit Helios Corner (a Satellite project); this project was awarded 40 vouchers in 2007 during the development stage, and an additional 19 were awarded in 2010 (for a total of 59 PBV's at that property). Staff recognizes the dire situation the City faces (return of several hundred thousand dollars to HUD) if this project (delayed for 5 or more years) doesn't move forward. The project was discussed late last year in a meeting with Board Chair Norris, Executive Director Tia Ingram, Mayor Tom Bates, City Manager Christine Daniel, and Health, Housing and Community Services Director Jane Micallef. We briefed those in attendance of our concerns (including our position that the site is ideally situated for "disabled" housing) and the likelihood that staff would not recommend award Project Based Vouchers to the "senior" project. The Mayor recognized and respected our position. It appears some thought has been put into alternative financing plans for the project, and/or means for addressing the situation with HUD – if the project does not receive Project Based assistance.

- B. Grayson St Apartments (Satellite Affordable Housing Associates). This is a 22 unit, one and two bedroom project housing developmentally-disabled households; the project is requesting 17 PBVs (77% of the units).

Staff recommends award of 17 PBVs. Housing for developmentally disabled adults is in high demand, and extremely limited in supply in Berkeley. This project is located on a long-term vacant lot, one block South of the intersection of San Pablo and Ashby Avenues and would greatly improve this gateway to the City.

- C. University Avenue Homes (Resources for Community Development).

No PBVs are requested. On Oct. 11 the Board approved a 20-year renewal of the Section 8 Moderate Rehabilitation Program funding contract. Note: PBV's are not utilized in the Mod. Rehab. Program.

HTF "Alternative Funding" Recommendations. There are five projects in this round (should Satellite not secure financing for the Harper project, the City Housing Trust funds currently allocated will be redirected to these projects):

- D. University Avenue Homes and University Avenue Cooperative (Resources for Community Development). No PBV assistance is requested for either of these projects.
- E. William Byron Rumford Sr Plaza (Resources for Community Development). This is a 43 unit, one, two and three bedroom family development.

Staff recommends award of 14 PBVs. This project, under the direction of its non-profit owner (South Berkeley Neighborhood Development Corporation) responded to BHA's February 2011 RFP. There were various challenges with the application, and the project was not funded. RCD is now the Managing General Partner, and the project is ready to move forward. This project meets the needs of households on BHA's PB Wait List, and provides housing opportunities for a number of special needs populations, including the new veterans – those parents with minor children returning from active duty from Iraq and Afghanistan (a population HUD has identified as needing assistance).

- F. Strawberry Creek Lodge. See above. No request for additional PBVs.

- G. Northern California Land Trust. Their request for an HTF allocation is for energy upgrades, roof repairs, and window replacements.

If the Board approves all the staff recommendations:

1. There will be capacity to award an additional 35 PBVs to current or future projects;
2. The PBVs assigned to senior only developments will remain at 124 (and will be reduced from 40% to 37% of the total awarded to senior only developments to date);
3. The PBV assigned to family developments will be 131 (and will be increased from 38% to 39% of the total awarded to family developments to date);
4. The portion of the PBV portfolio serving solely disabled adults will be expanded to include one additional project (though portions of other properties with PB assistance serve some number of disabled households, currently Adeline Street Apartments is the only other project serving disabled households in its entirety);
5. We will effectively leverage funding with that provided by the City of Berkeley to create and rehabilitate affordable rental housing while meeting the needs of our Wait List applicants; and
6. We will add desperately needed one, two and three bedroom affordable rental units available to households with Section 8 rental assistance.

In addition, with the proposed fees included, we will take the another critical step towards our goal of becoming a financially independent entity, and continuing to administer discretionary programs that are funded (or at least offset) by revenues.

RATIONALE FOR RECOMMENDATION

The recommendation for reinstatement and award of Project Based Vouchers (a) enhances the application of shovel-ready projects for the 2013 Tax Credit cycle, and (b) starts the process for creating hard units that can begin providing much needed housing for Section 8 eligible households.

Assessing fees generates revenue for BHA this Fiscal Year (see attached). Setting the Administrative Fee at \$50 per month (adjusted annually to approximate 50% of the non-prorated HUD Administrative Fee) is a compromise that minimizes the burden on projects, but allows BHA to continue providing a dedicated staff resource.

FINANCIAL IMPLICATIONS

Preliminary Fee estimated to generate \$18,300 in revenue this Fiscal Year. Calculations arrived in this way: Strawberry Creek Lodge (Tier 2): 23 PBVs X \$300 each = \$6,900; Grayson Street Apts. (Tier 2): 17 PBVs X \$300 each = \$5,100; Rumford Plaza (Tier 1): 14 PBVs X \$450 each = \$6,300. Reservation Fee represents a potential \$4,600 next Fiscal Year. Calculations arrived in this way: Strawberry Creek Lodge (Tier 2): 23 PBVs X \$80 each = \$1,400; Grayson Street Apts. (Tier 2): 17 PBVs X \$80 each = \$1,360; Rumford Plaza (Tier 1): 14 PBVs X \$100 each = \$1,400.

Administrative Fees would not be triggered until the units are placed in service with a qualifying household.

CONTACT PERSON

Tia M. Ingram, Executive Director, 981-5471
Rachel Gonzales-Levine, Management Analyst, 981-5485
Jesy Yturralde, Finance Manager, 981-5488

Attachments:

1. Language on Proposed Fee Schedule
2. Resolution approving the reinstatement of 23 Project Based Vouchers to Strawberry Creek
3. Resolution approving award of 17 Project Based Vouchers to Satellite Affordable Housing Associates for the Grayson Street Apartment Project
4. Resolution approving award of 17 Project Based Vouchers to Resources for Community Development for the William Byron Rumford Sr. Plaza Community

Proposed PB Fee
Structure -

on 11/8/12
PB WORKSHOP

way HUD compensates PHAs for administering the Tenant Based Voucher Program and can be implemented with a tiered structure, so that:

- a. Tier 1: projects that have no supportive services and serve no special need populations;
- b. Tier 2: projects that have more than 25% of the property project-based (and thus are providing supportive services, and have higher operating cost), and
- c. Tier 3: projects serving specific special needs populations (emancipated youth, households requiring wheelchair accessible units, and veterans) will have a lowered administrative fee than other general population projects and than the 2nd tier, i.e. 25% project based.

Resources for Community Development (RCD) had representatives at the October 27th workshop where this idea was discussed briefly, and has reached out to BHA to meet and discuss options. We have engaged in discussions with other PHAs administering fees and have data about fees assessed to projects with the Marin and Contra Costa County Housing Authorities. We have engaged in preliminary discussions with consultants who work on affordable housing projects, including California Housing Partnership Corporation. More work is required to refine the program, and identify the specific fee structure, but staff generally proposes the following fee structure:

- i. **Preliminary Fee.** This one-time, non-refundable fee of \$450 per voucher for Tier 1, \$300 for Tier 2, and \$100 for Tier 3 projects would be assessed at the time the Vouchers are awarded to a project. This fee would cover the expenses BHA incurs prior to the execution of the Agreement to Enter into a Housing Assistance Payment Contract (AHAP) which is the requisite document needing execution prior to rehab. or new construction. [Many years ago HUD paid PHAs a "Preliminary Fee" of \$275 per Tenant-based voucher issued. This fee recognized the work a PHA performs to process an applicant from the wait list to voucher issuance.] Note: presently there is no compensation to BHA from HUD or any other source for any of the upfront work (RFP process through the AHAP process, throughout the new construction/rehab, and continuing until the units are placed in service) required to advance a project to the point of housing a household with rental assistance.
- ii. **Reservation Fee.** This non-refundable fee of \$100 per voucher for Tier 1, \$80 for Tier 2, and \$50 for Tier 3 would be imposed on the anniversary of the award until the vouchers are in use, by an eligible household.
- iii. **Administrative Fee.** A fee of \$20 per voucher per month (no Tier structure) adjusted 2% annually, assessed effective with the initial assisted occupancy of an eligible household. [Many years ago HUD paid PHAs a "Hard to House" fee for every family with three or more minors that was successfully housed.]

These fees are modest in the context of the value of the Project Based Voucher which for a one-bedroom Voucher is currently \$1,190 per month, and \$2,565 per month for a four-bedroom Voucher.

Staff recommends:

- a. Adoption of an administrative fee schedule;
- b. Implementation of Administrative Fees for all future awards of Project Based Vouchers;
- c. Implementation of Administrative Fees for renewals beginning in 2015 (when the 2nd set of projects come up for renewal).

With only 66 vouchers currently eligible for project basing, this represents earning potential of \$18,000-\$20,000 per year at Tier 1. However, as currently assigned vouchers expire, and become available for reassignment, BHA stands to earn a maximum of \$450 plus \$240 per year, per voucher at Tier 1.

6. Other. Below are answers to questions the Board asked Staff to respond to during the October 27th workshop, which are not covered in the sections above.
 1. Requirement of Staff Resources. The October 27th power point presentation listed several functions that are unique to the S8 Project Based Voucher Program. The Commission asked staff to identify the entity responsible for the various tasks.
 - a. Environmental Review: In cases where the project receives no City funding, and at lowest level of environmental review possible, BHA staff drafts the Environmental "Statutory Worksheet" and sends to City of Berkeley Housing Dept. for review; once final, Housing Dept. staff sends to City Manager for sign off. If any level above the lowest level of environmental review is required (i.e. Environmental Assessment or Impact Statement), developer/owner will be asked to hire an environmental consultant to conduct the proper level of review (above Statutory Worksheet level). BHA responsible for managing the contract, unless City funding is utilized, in which case City staff will monitor contract, with BHA staff to follow up with City staff to keep the project on schedule.
 - b. Subsidy Layering Review: the required financial documents are gathered by both the owner/developer and BHA, with most of the responsibility for producing the documents on the developer; they are compiled and mailed to HUD for sign off. It takes HUD 6-8 weeks for approval. BHA responsible for packaging and sending to HUD.
 - c. Davis-Bacon Wage Monitoring: In cases where the project receives no City funding, BHA will require the owner to hire a specialized consulting firm to handle this (includes confirming federal wage rates, conducting construction staff interviews, making visible wage rate posters at the job site, handling weekly payroll records monitoring, etc.), with BHA staff overseeing the work of the consultant. In cases where the project receives City Housing Dept. funding, City staff will

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 13-_____

APPROVING THE REINSTATEMENT OF 23 PROJECT BASED VOUCHERS TO STRAWBERRY CREEK LODGE

WHEREAS, in March 2011 the Berkeley Housing Authority invited and broadly disseminated notice to property owners and developers in the City of Berkeley to apply for Project Based Section 8 subsidy; and

WHEREAS, 6 applications for rehabilitation properties and a total of 148 unit requests were received by the Berkeley Housing Authority by the April 6, 2011 deadline; and

WHEREAS, on April 28, 2011, Strawberry Creek Lodge was awarded 23 project based vouchers for an unspecified number of studio and one bedroom units; and

WHEREAS, the April 2011 award was conditioned to expire on June 30, 2012 if certain milestones were not achieved; and

WHEREAS, the award expired on June 30, 2012, when the owner failed to satisfy the previously agreed conditions; and

WHEREAS, the project has been revised significantly to include an expanded scope of work, addition of Satellite Affordable Housing Associates as General Managing Partner, and an alternative financing scheme including Low Income Housing Tax Credits; and

WHEREAS, BHA recognizes the time constraints created by the Tax Credit application schedule; and

WHEREAS, the owner acknowledges that BHA is contemplating changes to the Administrative Plan that address the award and administration of the Section 8 Project Based Voucher Program; and

WHEREAS, owner acknowledges a meeting with BHA staff where forthcoming proposed fees were discussed; and

WHEREAS, the owner will seek to assign the maximum number of project based vouchers to one-bedroom units (currently 18 available, pending income qualification) and the least number of studio (0 BR) units as possible without displacing any existing tenancy; and

WHEREAS, the owner acknowledges, and agrees to pay a Preliminary Fee for each unit between \$100 and \$450 per Voucher, the exact amount to be determined, payable upon BHA approval of new fee structure as outlined in 2013 Administrative Plan; and

WHEREAS, the owner acknowledges, and agrees to pay a Reservation Fee for each unit between \$50 and \$100, the exact amount to be determined, upon each anniversary of the award, until initiation of the first assisted tenancy; and

WHEREAS, the owner acknowledges, and agrees to pay an Administrative Fee initially of \$50 per month, and subject to an annual inflation factor assessed for each voucher, effective the month after initiation of the first assisted tenancy; and

WHEREAS, the owner commits to obtaining City Planning approvals, if any, within 6 months of reinstatement of award of the project based vouchers (July 2013) and copy of such submitted to BHA; and

WHEREAS, the owner commits to beginning construction/rehabilitation within 12 months of reinstatement of award of the project based vouchers (January 2014); and

WHEREAS, the owner acknowledges that in order for the Project-based subsidy to begin and prior to any construction: an Environmental Review must be performed for the agreed upon scope of work; Subsidy Layering Review must be approved by HUD; Agreement to Enter into a Housing Assistance Payment Agreement (AHAP) must be signed with BHA including all subject compliances therein as outlined by HUD (Section 3, Davis-Bacon wage monitoring, etc.). Then, post-construction, inspections of rehabilitated units must take place; signing of HAP contract, and, an intake process of in-place households must occur; and

WHEREAS, the owner acknowledges that failure to comply with the conditions stated above will result in rescission of the award of the Section 8 Project Based Vouchers.

NOW THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to reinstate the allocation of 23 Project Based Vouchers, expired as of June 30, 2012, to Strawberry Creek Lodge.

FURTHER RESOLVED, that the fees associated with this award are specific to this project, and do not restrict the Board from adopting a different fee structure when the Administrative Plan is revised.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on January 10, 2013 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 13-_____APPROVING AWARD OF UP TO 17 PROJECT BASED VOUCHERS TO SATELLITE
AFFORDABLE HOUSING ASSOCIATES FOR THE **GRAYSON STREET APARTMENT**
PROJECT

WHEREAS, the City of Berkeley issued a Request for Proposals for projects desiring a Housing Trust Fund allocation in 2009 and 2010; and

WHEREAS, the City has narrowed the field of applications to 8 projects, including 3 that are seeking Project Based Vouchers; and

WHEREAS, the eight proposals are ranked and categorized for First Round or Alternative Round funding; and

WHEREAS, the Grayson Street Apartment project provides housing consistent with the goal of creating affordable one, and two bedroom rental units for households qualifying for Section 8 rental assistance; and

WHEREAS, the Grayson Street Apartment project will house developmentally disabled adults, a special needs population in the City of Berkeley; and

WHEREAS, the Grayson Street Apartment project is included in the First Round funding recommendations for Housing Trust Fund award;

WHEREAS, BHA recognizes the time constraints created by the Tax Credit application schedule; and

WHEREAS, the owner acknowledges that BHA is contemplating changes to the Administrative Plan that address the award and administration of the Section 8 Project Based Voucher Program; and

WHEREAS, owner acknowledges a meeting with BHA staff where forthcoming proposed fee structure was discussed; and

WHEREAS, the owner acknowledges, and agrees to pay a Preliminary Fee for each unit between \$100 and \$450 per Voucher, the exact amount to be determined payable upon BHA approval of new fee structure as outlined in 2013 Administrative Plan; and

WHEREAS, the owner acknowledges, and agrees to pay a Reservation Fee for each unit between \$50 and \$100, the exact amount to be determined, upon each anniversary of the award, until initiation of the first assisted tenancy; and

WHEREAS, the owner acknowledges, and agrees to pay an Administrative Fee initially of \$50 per month, and subject to an annual inflation factor assessed for each voucher, effective the month after initiation of the first assisted tenancy; and

WHEREAS, the owner commits to obtaining City Planning approvals, if any, within 6 months of reinstatement of award of the project based vouchers (July 2013) and copy of such submitted to BHA; and

WHEREAS, the owner commits to beginning construction/rehabilitation within 12 months of award of the project based vouchers (January 2014); and

WHEREAS, the owner acknowledges that in order for the Project-based subsidy to begin and prior to any construction: an Environmental Review must be performed for the agreed upon scope of work; Subsidy Layering Review must be approved by HUD; Agreement to Enter into a Housing Assistance Payment Agreement (AHAP) must be signed with BHA including all subject compliances therein as outlined by HUD (Section 3, Davis-Bacon wage monitoring, etc.). Then, post-construction, inspections of rehabilitated units must take place; signing of HAP contract, and, an intake process of in-place households must occur; and

WHEREAS, the owner acknowledges that failure to comply with the conditions stated above will result in rescission of the award of the Section 8 Project Based Vouchers.

NOW THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to allocate 17 Project Based Vouchers to Satellite Affordable Housing Associates for the Grayson Street Apartments Project.

FURTHER RESOLVED, that the fees associated with this award are specific to this project, and do not restrict the Board from adopting a different fee structure when the Administrative Plan is revised.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on January 10, 2013 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 13- _____

APPROVING AWARD OF 17 PROJECT BASED VOUCHERS TO RESOURCES FOR
COMMUNITY DEVELOPMENT FOR THE WILIAM BYRON RUMFORD SR. PLAZA PROJECT

WHEREAS, in March 2011 the Berkeley Housing Authority invited and broadly disseminated notice to property owners and developers in the City of Berkeley to apply for Project Based Section 8 subsidy; and

WHEREAS, 6 applications for rehabilitation properties and a total of 148 unit requests were received by the Berkeley Housing Authority by the April 6, 2011 deadline; and

WHEREAS, the South Berkeley Neighborhood Development Corporation, the non-profit owner of the project submitted an application for Project Based Vouchers that was not funded; and

WHEREAS, in the intervening period, the project has added Resources for Community Development (RCD) as Managing General Partner; and

WHEREAS, the City of Berkeley issued a Request for Proposals for projects desiring a Housing Trust Fund allocation in 2009 and 2010; and

WHEREAS, the City has narrowed the field of applications to 8 projects, including 3 that are seeking Project Based Vouchers; and

WHEREAS, the eight proposals are ranked and categorized for First Round or Alternative Round funding; and

WHEREAS, the William Byron Rumford Sr Plaza project provides housing consistent with the goal of creating affordable one, two or three bedroom rental units for households with Section 8 rental assistance; and

WHEREAS, the William Byron Rumford Sr Plaza project provides a valuable community resource for housing households of various sizes from the Berkeley Housing Authority Project-based Wait List and Public Housing repositioning project; and

WHEREAS, the William Byron Rumford Sr Plaza is included in the Alternative Round funding recommendations for Housing Trust Fund award;

WHEREAS, BHA recognizes the time constraints created by the Tax Credit application schedule: and

WHEREAS, the owner acknowledges that BHA is contemplating changes to the Administrative Plan that address the award and administration of the Section 8 Project Based Voucher Program; and

WHEREAS, owner acknowledges a meeting with BHA staff where forthcoming proposed fee structure was discussed; and

WHEREAS, the owner acknowledges, and agrees to pay a Preliminary Fee for each unit between \$100 and \$450 per Voucher, the exact amount to be determined payable upon BHA approval of new fee structure as outlined in 2013 Administrative Plan; and

WHEREAS, the owner acknowledges, and agrees to pay a Reservation Fee for each unit between \$50 and \$100, the exact amount to be determined, upon each anniversary of the award, until initiation of the first assisted tenancy; and

WHEREAS, the owner acknowledges, and agrees to pay an Administrative Fee initially of \$50 per month, and subject to an annual inflation factor assessed for each voucher, effective the month after initiation of the first assisted tenancy; and

WHEREAS, the owner commits to obtaining City Planning approvals, if any, within 6 months of award of the project based vouchers (July 2013) and copy of such submitted to BHA; and

WHEREAS, the owner commits to beginning construction/rehabilitation within 12 months of award of the project based vouchers (January 2014); and

WHEREAS, the owner acknowledges that in order for the Project-based subsidy to begin and prior to any construction: an Environmental Review must be performed for the agreed upon scope of work; Subsidy Layering Review must be approved by HUD; Agreement to Enter into a Housing Assistance Payment Agreement (AHAP) must be signed with BHA including all subject compliances therein as outlined by HUD (Section 3, Davis-Bacon wage monitoring, etc.). Then, post-construction, inspections of rehabilitated units must take place; signing of HAP contract, and, an intake process of in-place households must occur; and

WHEREAS, the owner acknowledges that failure to comply with the conditions stated above will result in rescission of the award of the Section 8 Project Based Vouchers.

NOW THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to allocate 14 Project Based Vouchers to Resources to Community Development for the William Byron Rumford Sr. Plaza project.

FURTHER RESOLVED, that the fees associated with this award are specific to this project, and do not restrict the Board from adopting a different fee structure when the Administrative Plan is revised.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on January 10, 2013 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary