



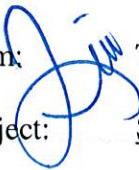
Berkeley Housing Authority

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Office of the Executive Director

Item 7C
INFORMATION
April 14, 2011

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

From:  Tia M. Ingram, Executive Director

Subject: Status Report on Applications for Section 8 Project Based Vouchers

BACKGROUND

On February 13, 2011, the Board authorized a new round of applications for award of up to 125 “project-based” vouchers. (The current maximum number of vouchers BHA can “project base” is 168.) As of January 2011, BHA had project-based 200 vouchers, including 162 that resulted in the creation of newly constructed rental units.

Consistent with previous discussions, the Board authorized “bonus” points intended to be given to those applicants that: leveraged (or are in the process of being approved for) City of Berkeley Housing Trust Funds; preserve affordability of large family rental units; and further projects that serve disabled households or youth emancipating out of foster care.

The Request for Proposals (RFP) was issued on March 17, 2011, and a total of six proposals requesting 148 Vouchers were received:

	Senior (62+)	Disabled	Family
BHA-Scattered Sites			46 3-Bedroom units 29 4-Bedrooms units
Strawberry Creek (Addison & Bonar)	17 0-Bedroom units 6 1-Bedroom units		
Hearst Ave. Apts.			7 1-Bedroom units
Wlm. B. Rumford Plaza (Sacramento & Ashby)			8 1-Bedroom units 9 2-Bedrooms units 10 3-Bedrooms units
Oregon Park (Sacramento & Oregon)	11 1-Bedroom units		
Telegraph/Regent			4 1-Bedroom units

STATUS

A review panel was convened on April 7th to review the proposals. There were stark differences in the quality and presentation of the applications. Some of the applications were so poorly prepared that they would have been rejected on that basis alone. The astute panelists also identified some areas in our RFP that could have been written more clearly, to solicit additional information (i.e. 504 accessibility upgrades) from applicants. It is also clear, perhaps, that some applicants do not understand that there are limits on the number of units that can be project based in a given property, unless supportive services are provided.

In an effort to include as many projects as possible, and to ensure the most complete submission to HUD (HUD must approve any award BHA makes to itself) staff is delaying a final recommendation until the special meeting scheduled for April 28th to allow: (1) the applicants to submit additional information, and (2) staff to follow up with HUD as appropriate.

Each application has been reviewed, and it appears that none of the projects is entirely excluded from consideration based on HUD rules and regulations. Every project has been scored and issued a baseline score, and a final score that includes bonus points. In assessing bonus points, staff considered (1) any project that has completed the competitive process with and that has been awarded City of Berkeley Housing Trust Funds (BHA and Strawberry Creek Lodge), as well as those staff is recommending to the Housing Advisory Commission (then to the City Council for final approval) for award this cycle (Oregon Park Senior Apartments, Inc. and William Byron Rumford, Sr. Plaza).

Staff will return with a recommendation for award of vouchers at the April 28th meeting.

CONTRACT PERSON

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