

## **Berkeley Housing Authority LIPH and RHCP Rental Housing Disposition Process**

### **Timeline**

April 2009	Completed Capital Needs Assessment of BHA Portfolio (Basis Architects). Documented need for approximately \$4.5 million in hard cost to repair and modernize 75 LIPH and RHCP units.
April 2009	3x3 Committee Meeting
June 2009	City of Berkeley set aside \$700,000 in Housing Trust Funds in order to support the redevelopment of the LIPH/RHCP portfolio under a new ownership structure.
July 2009	Completed LIPH/RHCP Strategic Plan (EJP Consulting) recommending disposition of LIPH/RHCP portfolio to an affordable housing developer and project-basing of the units.
July 2009	BHA Board adopts recommendations of LIPH/RHCP Strategic Plan. Votes to proceed with Disposition application to HUD.
October 2009	BHA procures Overland, Pacific & Cutler (OPC) to provide part-time project management and relocation consulting services throughout the Disposition process.
November 2009	BHA and OPC provide General Information Notice (GIN) to residents in LIPH and RHCP housing notifying them of their rights under the Federal and state relocation regulations. BHA and OPC also carry out informational meetings with residents and with the legal aid community.
November 2009	3x3 Committee Meeting
November 2009	Meet with BUSD to discuss potential transfer or reissue of long-term leases for Ward St. and Francisco St. properties under disposition plan.
November 2009	Draft Inventory Removal Application available for public review.
December 2009	Additional consultation with residents, local government and legal aid community regarding draft Inventory Removal Application.
December 17, 2009	BHA Board votes on approval to submit Inventory Removal Application to HUD Special Applications Center (SAC). Submit application.
<b>December 31, 2009</b>	<b>HUD deadline per Memorandum of Agreement with BHA to submit Inventory Removal Application to HUD.</b>

January 2010	BHA Board revisits goals for disposition, relocation, and resident and community involvement. Develops “charge” to Planning Committee.
February 2010	First Planning Committee meeting.
February 2010 (approx)	BHA releases Developer Request for Qualifications (RFQ) to purchase, renovate and operate LIPH/RHCP portfolio as affordable rental housing.
February 2010 (approx)	Begin negotiations with California Departments of Housing and Community Development (HCD) to refinance RCHP debt and transfer ownership to selected developer.
April 2010 (approx)	HUD approval of Inventory Removal Application.
April 2010 (approx)	Complete Resident Relocation Plan. Issue 90-Day Notice to Vacate to households who do not want to return, post-rehabilitation, or who, because of income or family size, will not be able to return.
April 2010 (approx)	Submit application to HUD for Replacement Housing Choice Vouchers.
July 2010 (approx)	Execute Disposition and Development Agreement (DDA) between BHA and selected affordable housing developer or developers.
July 2010 – March 2011 (approx)	Carry out relocation of residents who do not want to return, or who, because of income or family size, will not be able to return to rehabilitated housing.
March 2011 (approx.)	Developer(s) closes on the construction financing. LIPH/RHCP properties transfer from BHA to selected developer. BHA enters into HCV Agreement to Enter into Housing Assistance Payment (AHAP) contract with developer.
March – December 2011 (approx)	Developer(s) carries out rehabilitation of 75 units. Existing residents who choose to stay receive temporary relocation assistance during the renovation or move directly to newly renovated units.
December 2011	Renovation complete. Execute Project-Based Housing Choice Voucher HAP contract.
<b>December 2011 (approx)</b>	<b>Project complete.</b>