



Berkeley Housing Authority

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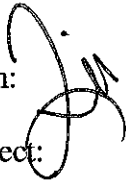
Office of the Executive Director

Item 9A

ACTION CALENDAR

Feb. 11, 2010

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

From:  Tia M. Ingram, Executive Director

Subject: Allocation of 131 Section 8 Project Based Vouchers

RECOMMENDATION

1. Adopt individual resolutions approving the allocation of 39 Project Based Vouchers to the below listed existing properties (with \$1,000 per unit upgrades) and authorizing the Executive Director to execute Housing Assistance Payment Contracts and all other related documents:

- a. 19-One bedroom and 1-Two bedroom units to Satellite Housing for Helios Corner
- b. 5-One bedroom units to Affordable Housing Associates for Shattuck Senior Homes
- c. 4- Two bedroom units to Affordable Housing Associates for Allston House
- d. 4-Studio units to Affordable Housing Associates for Hillegass Apartments
- e. 2-One bedroom units to Northern California Land Trust for Blake Street Complex
- f. 1-One bedroom unit to Northern California Land Trust for 2425 California St. #1
- g. 1-One bedroom unit to Northern California Land Trust for 3011 Shattuck Ave. #3
- h. 2-One bedroom units to Resources for Community Development for Creekside Apartments;

and,

2. Adopt individual resolutions approving the allocation of 92 Project Based Vouchers to the below listed new construction projects, and authorizing the Executive Director to execute Agreements to Enter into Housing Assistance Payment Contracts, Housing Assistance Payment Contracts, and all other related documents:

- a. 5-Studio units to Affordable Housing Associates for Harmon Gardens
- b. 72-One bedroom and 15-Two bedroom units to Citycentric for Ashby Arts (87 in total).

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) Program allows the Berkeley Housing Authority (BHA) to assign up to 20% of the assistance in HCV program in existing, rehabilitated, or newly constructed units under the Project Based Voucher Program.

Vouchers typically are *tenant-based*, meaning qualified families identify a suitable unit in the open market for rent, where a landlord accepts Section 8. The Housing Authority executes a Housing Assistance Payment Contract with the owner for the unit, and makes a monthly payment to the owner on behalf of the family. Should the family later decide to move to another unit, the voucher, and the rental assistance, “travels” with the family (it is “portable”).

Under *project basing*, the subsidy is attached to a specific unit(s), in a particular property. The Housing Authority signs a “master HAP contract” with the owner, agreeing to pay a rental subsidy to the owner for each specific unit, and refers eligible families searching for a unit to the property for tenant screening. After the first year of tenancy, the family becomes **eligible** for a tenant-based voucher and **may move** with assistance as soon as the Housing Authority has a tenant-based voucher available for issuance **AND** the original project-based assistance remains tied to the unit for another eligible family up through the term of the master HAP contract, now 15 years at initial signing, with an optional 15 year extension period.

Project basing is a *win-win-win* proposition for owners, eligible families and the Housing Authority:

- The additional revenue from the Section 8 Fair Market Rents often enables property owners to leverage the rental income subsidy with additional loans or cash flow to either build or make improvements while retaining affordability for low-income residents;
- The quality of the housing stock is either new, or newly rehabilitated, and supportive services often are available to residents on-site, features that make it more attractive to remain in Berkeley and it has the potential to alleviate the difficulty many of our newly-issued Section 8 voucher participants experience in finding a unit in Berkeley;
- Finally, the Housing Authority in fact “creates new” or preserves existing *affordable rental housing units* that remain available for at least 15 years plus up-to an additional 15 year optional extension if both parties are amenable. Given that BHA is “underleased,” a problem that not only affects BHA’s revenue stream in terms of administrative fees (thus the discussion of furloughs, etc.), but also our SEMAP scores, project basing is a vehicle to get us to the goal of 98% of unit lease up in a relatively fast manner.

BHA can approve project based subsidy up to the maximum of 20% of the units in the Section 8 Annual Contributions Contract (ACC) (368 of its 1,841 units). BHA currently has 157 project based vouchers in six developments throughout the City serving different populations (Attachment 1), and has capacity to award up to 211 additional project based vouchers, while preserving room within the project basing cap to accommodate the anticipated conversion of the 75 units of BHA owned large family rental units.

If all units recommended today are approved and result in fully executed HAP contracts – that is to say all developers attain the financing necessary to proceed with their new construction projects by the end of the fiscal year, and are successful in meeting all of HUD’s requirements, then it would leave room for BHA to award an additional five project based vouchers to another to be determined project at a later time.

RATIONALE FOR RECOMMENDATION

In March 2009 BHA issued a Request for Proposals (RFP) inviting owners and developers of rental property in the City of Berkeley to submit proposals for participation in the Section 8

Project-Based Voucher Program. The RFP noted that priority consideration would be given to projects where construction and/or rehabilitation could be completed, and families housed by May 2010. On July 9, 2009 the Board authorized award of 105 to 8 projects. A technical deficiency in our process required that we reannounce the RFP. In December 2009, we reissued a RFP and ten applications were received, requesting a total of 140 Vouchers (Attachment 2), including one project that did not apply in the initial round.

In arriving at the staff recommendations, we attempted to weigh the need for BHA to take every reasonable action to increase program utilization as quickly as possible, with the Authority's greater mission to leverage limited resources to facilitate the creation of new affordable rental housing units. We recognize that the Board, in reaching a policy decision in the best long-term interest of the BHA, may decide to reject and/or modify some or all of the staff recommendations.

In reviewing and scoring the applications against the selection criteria listed in BHA's Administrative Plan, all of the applications scored within 1 point of each other (in other words, no "outliers" that scored well above or below the others). BHA's priorities for allocating Project Based subsidy continue to be focused upon:

1. Units that house special needs populations (*elderly, low income families, disabled, aged-out youth/foster care*).
2. Availability of one and two bedroom units that could be a source of replacement housing for:
 - a. *empty nesters* in our Low Income Public Housing and Rental Housing Construction Program who are occupying three and four bedroom units; and
 - b. seniors and disabled families occupying 0-bedroom studios who may need larger units to safely accommodate them.
3. Units that will help BHA began administering rental assistance to low-income families currently in need, while also achieving 98% lease up rate as quickly as possible (thus helping increase BHA's administrative fees for use in operational expenses), new construction projects being the exception, given that if/once constructed, will provide additional long-term affordable housing stock in Berkeley.

EXISTING PROPERTIES

Helios Corner. The applicant requested project based subsidy for 26 One- and 1 Two-bedroom units (the project was awarded 40 vouchers in 2005). The additional 20 units are recommended for approval as they: can be leased by May 2010; increase the availability of one- and two-bedroom units for seniors; and, provide a living environment where seniors can age in place by utilizing available on-site resources. Given that this project was completed rather recently (in 2007), that half the units already are project based, and the statement from Executive Director Ryan Chau at the July 2009 board meeting that the project can benefit from additional financial subsidy, but will remain financially viable if funding is not increased, staff recommendation is to project base 20 more units rather than the full 27 requested. Additionally, since this project is currently under a master HAP contract, signed in July 2007, HUD allows housing authorities simply to amend an existing contract during the three-year period immediately following the execution date to add additional contract units in the same building (CFR 983.206(b))—and the anniversary date for the additional units will be the same as that on the original contract.

Shattuck Senior Homes. The applicant requested subsidy for 5 One-bedroom units. Residency is restricted to households that are at least age 55; this is particularly attractive as few other properties provide housing for households in this age group. As the economy is affecting people of all ages, project basing these units will make the rent for the existing tenants *affordable*. It will also serve to increase the Housing Authority's utilization rate by May 2010. Additionally, these units represent a housing source for our public housing residents, many of whom have a head of household who is at least 55 years old but not yet 62, and may want (or need if they are over-housed) to transfer to a property with supportive services.

Allston House. The applicant requested project based subsidy for 1 Three-bedroom, 4 Two-bedroom, and 1 One-bedroom units for this low income family development. The majority of our currently assisted family households qualify on average for two-bedroom units. Vacant units at this property can serve families currently receiving vouchers and also provides a possible housing source for current public housing residents who may want (or need if they are over-housed) to transfer to a property with supportive services. Staff recommendation to approve only the 4 Two-bedroom units arises from the fact that two-bedroom units are in such high demand for families, with one or two-parent households and up to two children.

Hillegass Apartments. The applicant requested subsidy for 4 studio units. Previously recommending denial of studio apartments for senior and disabled households, staff recommends them as a source of housing for "other singles" and individuals transitioning from homelessness and temporary housing situations including other singles who will be issued vouchers from the current Wait List.

Northern California Land Trust. The applicant requested subsidy for 4 "scattered site" units (all One-bedroom units) that are available for low income families. Two sites, the Blake Street Complex, and 3011 Shattuck, are four-plexes, which offer a different housing setting than most of the other properties recommended for approval (i.e. highrises); the other site is a 6-plex, again, providing for expansion of Project Based housing type options.

Creekside Apartments. Located on the border of Berkely and Albany, the applicant requested subsidy for 3 One-bedroom units specifically within the Berkeley city boundary. However one of the three units currently is occupied by a Tenant-based Section 8 Program participant, thus that unit is not eligible for project based subsidy, per HUD regulations. The property serves developmentally disabled individuals through a regulatory agreement with the California Housing and Community Development Department, though these disabled individuals do not reside in the 2 One-bedroom units recommended for project basing.

NEW CONSTRUCTION PROJECTS

Harmon Gardens. This project will serve a very fragile segment of our population: young adults aging out of the foster care system. The five 0-bedroom (studio) units will provide much needed housing for these young adults in an environment with broad and well-planned supportive services. With tax credit and City Housing Trust Fund financing secured, construction is to begin in April/May 2010, and estimated to be completed in one year of groundbreaking.

Ashby Arts. This project of 98 units in total, of which 87 project based units are recommended (72 One-bedroom and 15 Two-bedroom units), will serve households over 62. The developers of this project have an agreement with EAH Housing to provide property management and support services. Construction is to begin in October 2010, and end March

2013. Tax credit application for state tax credits to be submitted for this project in March 2010; award notification of tax credits to be received by developer on June 9, 2010. This award will expire if the project is not allocated the requested tax credits or other replacement funding by June 30, 2010.

CONTACT PERSON

Tia M. Ingram, Executive Director, 981-5471

Rachel Gonzales-Levine, Management Analyst, 981-5485

Attachments:

1. List of Current Projects with S8 Project Based Assistance
2. List of Applications for Feb. 2010 Funding Awards
3. Resolution for Satellite Housing for Helios Corner
4. Resolution for Affordable Housing Associates for Shattuck Senior Homes
5. Resolution for Affordable Housing Associates for Allston House
6. Resolution for Affordable Housing Associates for Hillegass Apartments
7. Resolution for Northern California Land Trust for Blake Street Complex (1342 & 1348 Blake St.)
8. Resolution for Northern California Land Trust for 2425 California, #1
9. Resolution for Northern California Land Trust for 3011 Shattuck Ave., #3
10. Resolution for Resources for Community Development for Creekside Apartments
11. Resolution for Affordable Housing Associates for Harmon Gardens
12. Resolution for Citycetric for Ashby Arts

Berkeley Housing Authority
Current Project Based HAP Contracts
as of February 11, 2010 (prior to awarding additional PB Vouchers)

Project	Location	Developer	Project Type	No. S8PB Units
Helios Corner	1535 University Avenue	Satellite Housing	Seniors (62+)	40 PB Units
University Neighborhood Apartments	1719-25 University Avenue	AHA	Disabled & HOPWA	17 PB Units
Adeline Street Apartments	3222 Adeline Street	RCD	Disabled & HOPWA	17 PB Units
Sacramento Senior Homes	1501 Blake Street	AHA	Seniors (62+)	39 PB Units
Ashby Lofts	2919 & 2909 9 th Street	AHA	Families, Disabled & Seniors (62+)	20 PB Units
Oxford Plaza	2200 Fulton Street	Equity Community Builders, LLC	Some HOPWA	24 PB Units
			TOTAL	157 Units

2010 BHA Project Based S8 RFP Responders

	= Approved in July 2009
	= Not approved in July

Existing Properties					
Applicant	Site Name	Address	# PB Units Sought	Bedroom Sizes	Approved in July 2009
1 Affordable Housing Associates	Shattuck Senior Homes	2425 Shattuck Ave.	5	5 One-BR's	Yes
2 Affordable Housing Associates	Hillegass Apartments	2500 Hillegass Ave.	4	4 Studios	No
3 Affordable Housing Associates	Allston House	2121 - 7th St.	6	1 One-BR, 4 Two-BR, 1 Three-BR	Yes, but only the 4 2 BR's
4 Satellite Housing	Hellos Corner	1531 University Ave.	27	26 One-BR; 1 Two-BR	No
5 Resources for Comm. Development	Albany Creekside Apartments	2730 Telegraph Ave.	2	2 One-BR	Did Not Apply
6 Northern California Land Trust		2425 California St. #1	1	1 BR Unit	Yes
7 Northern California Land Trust		3011 Shattuck Ave, #3	1	1 BR Unit	Yes
8 Northern California Land Trust		1342 & 1348 Blake St.	2	Fourplex, each with 1 BR	Yes
Total Existing Requests			48		

New Construction					
Applicant	Site Name	Address	# PB Units Sought	Bedroom Sizes	Approved in July 2009
1 CityCentric Investments	Ashby Arts Senior Housing	1200 Ashby Ave.	78	72 One-BR & 15 Two-BR	Yes
2 Affordable Housing Associates	Hammon Gardens	3240 Sacramento St.	5	5 Studios	Yes
# PB Units Requested subtotal			83		
GRAND TOTAL PB Vouchers Req.			131		



BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO SATELLITE HOUSING FOR HELIOS CORNER: 19-ONE BEDROOM AND ONE (1) TWO-BEDROOM UNITS, WITH \$1,000 PER UNIT UPGRADES, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will be in the form of an amendment to the current master HAP contract that BHA has with Satellite Housing, and will place the additional units on the same anniversary cycle and contract term as the current units; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to 20 units (19 one-bedroom and 1 two-bedrooms) at Helios Corner.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO AFFORDABLE HOUSING ASSOCIATES FOR SHATTUCK SENIOR HOMES: FIVE (5) ONE-BEDROOM UNITS, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Affordable Housing Associates for: Shattuck Senior Homes (5-one bedroom units).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO AFFORDABLE HOUSING ASSOCIATES FOR ALLSTON HOUSE: FOUR (4) TWO-BEDROOM UNITS, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Affordable Housing Associates for: Allston House (4-two-bedroom units).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO AFFORDABLE HOUSING ASSOCIATES FOR HILLEGASS APARTMENTS: FOUR (4) STUDIO UNITS, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Affordable Housing Associates for: Hillegass Apartments (4-studio units).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO NORTHERN CALIFORNIA LAND TRUST FOR 1342 & 1348 BLAKE STREET: TWO (2) ONE-BEDROOM UNITS, WITH \$1,000 PER UNIT UPGRADES, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Northern California Land Trust for: 1342 & 1348 Blake St. (two (2) one-bedroom units).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO NORTHERN CALIFORNIA LAND TRUST FOR 2425 CALIFORNIA #1: One (1) ONE-BEDROOM UNIT, WITH \$1,000 PER UNIT UPGRADES, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Northern California Land Trust for: 2425 California St. #1 (one (1) one-bedroom unit).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO NORTHERN CALIFORNIA LAND TRUST FOR 3011 SHATTUCK AVE. #3: ONE (1) ONE-BEDROOM UNIT, WITH \$1,000 PER UNIT UPGRADES, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 8 applications for existing properties and a total of 48 existing unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, each application was reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, all of the applications for existing properties scored within one point of each other, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, all of the approved applicants serve special needs populations of low-income families, seniors, disabled, and potentially could address an additional special needs population in the City of Berkeley: current residents in our Low Income Public Housing and Rental Housing Construction Programs; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Northern California Land Trust for: 3011 Shattuck Ave. #3 (one (1) one-bedroom unit).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO RESOURCES FOR COMMUNITY DEVELOPMENT FOR CREEKSID APARTMENTS: TWO (2) ONE-BEDROOM UNITS, WITH \$1,000 PER UNIT UPGRADES, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE HOUSING ASSISTANCE PAYMENT CONTRACTS AND ALL OTHER RELATED DOCUMENTS

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WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, these additional units of project based subsidy will impact positively BHA's lower than 95% lease up rate, thus impacting BHA's administrative fees; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Housing Assistance Payment Contracts.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to Resources for Community Development for: Creekside Apartments (two (2) one-bedroom units).

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____

Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO FIVE (5) STUDIO UNITS AT HARMON GARDENS, A NEW CONSTRUCTION PROJECT, DEVELOPED BY AFFORDABLE HOUSING ASSOCIATES, UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS TO ENTER INTO HOUSING ASSISTANCE PAYMENT CONTRACTS, HOUSING ASSISTANCE PAYMENT CONTRACTS, AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 2 applications for new construction projects and a total of 92 new construction unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, both applications were reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, both of the applications for new construction projects scored the same score, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, Harmon Gardens serves the special needs population of youth emancipated from the foster care system; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock for this population within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, this project has a confirmed State tax credit allocation, as well as City of Berkeley Housing Trust Fund allocation, both approved in 2009; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Agreement to Enter into a Housing Assistance Payment Contract and then a Housing Assistance Payment Contract.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to five (5) studio units at Harmon Gardens.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 10-

APPROVING THE ALLOCATION OF PROJECT BASED SUBSIDY TO 87 UNITS (72 ONE-BEDROOMS AND 15 TWO-BEDROOMS) AT ASHBY ARTS, A NEW CONSTRUCTION PROJECT, DEVELOPED BY CITYCENTRIC, UPON (a) SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, (b) SECURING NECESSARY FINANCING NO LATER THAN JUNE 30, 2010, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS TO ENTER INTO HOUSING ASSISTANCE PAYMENT CONTRACTS, HOUSING ASSISTANCE PAYMENT CONTRACTS, AND ALL OTHER RELATED DOCUMENTS

WHEREAS, in December 2009 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, 2 applications for new construction projects and a total of 92 new construction unit requests were received by the Berkeley Housing Authority by the January 13, 2010 deadline; and

WHEREAS, both applications were reviewed and scored by the criteria listed in BHA's Administrative Plan; and

WHEREAS, both of the applications for new construction projects scored the same score, using the Administrative Plan scoring criteria for project based subsidy; and

WHEREAS, Ashby Arts serves the special needs population of senior citizens from age 62 and up; and

WHEREAS, the approved project based subsidy will provide at least 15 years of continued affordable housing stock for this population within the City of Berkeley, with an option for up to an additional 15 years of master HAP contract extension after the first 15 year term; and

WHEREAS, this project is applying for both a State tax credit allocation, and possibly an extension on the City of Berkeley Housing Trust Fund allocation, both of which will have responses affirming or denying these requests on or before June 30, 2010; and

WHEREAS, the Executive Director will request and obtain all the required approvals from the U.S. Department of Housing and Urban Development prior to executing the Agreement to Enter into a Housing Assistance Payment Contract and then a Housing Assistance Payment Contract.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to allocate project based subsidy to 87 units to Ashby Arts.

FURTHER RESOLVED, that this award will expire if the owner does not provide evidence of award of \$1.4 million in Housing Trust Fund from the City of Berkeley by June 30, 2010 or other replacement funding equal to or greater than \$1.4 million; and

FURTHER RESOLVED, that this award will expire if the owner does not provide evidence of award of \$15.9 million in CA Tax Credits by June 30, 2010 or other replacement funding equal to or greater than \$15.9 million.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on February 11, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary