

BERKELEY HOUSING AUTHORITY
RESOLUTION NO. 20-21

APPROVING AN ALLOCATION OF PROJECT BASED VOUCHERS TO BRIDGE HOUSING FOR 1740 SAN PABLO AVE FOR 21 UNITS (2-BEDROOMS, AND 3-BEDROOMS), UPON SATISFACTORY COMPLETION OF ALL HUD REQUIREMENTS AND APPROVALS, INCLUDING SUBSIDY LAYERING AND ENVIRONMENTAL REVIEWS, AND AUTHORIZING THE ACTING EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT CONTRACT (AHAP) PRIOR TO CONSTRUCTION, AND A HOUSING ASSISTANCE PAYMENT (HAP) CONTRACT ONCE CONSTRUCTION IS COMPLETE AND INSPECTED

WHEREAS, BHA's Administrative Plan requires staff, at least annually, to determine if there is voucher/funding capacity available to issue an allocation of Project-based vouchers, and make a recommendation to the Board; and

WHEREAS, BHA has voucher capacity under the additional 10% availability under HOTMA for special categories; and

WHEREAS, in June 2020 the BHA Board directed staff to issue an RFP for Project-based vouchers, which occurred on July 24, 2020 with a due date of August 18, to which BRIDGE Housing submitted two applications, one for senior housing and one for family housing; and

WHEREAS, a review panel convened on August 25, 2020, consisting of Rachel Gonzales-Levine, Acting Executive Director/Management Analyst of BHA; Jesy Yturalde, Finance Manager of BHA; and Tonya Schuler-Cummins, Senior Management Analyst at the City of Alameda Housing Authority; and

WHEREAS, the review panel scored the application submissions and recommended an award of 25% of total units to be project-based for the family housing project, rather than the senior housing project, with 25% of units being consistent with BHA's Administrative Plan and Bay area-wide housing authority practice; and,

WHEREAS, this project will provide long term housing consistent with the goal of creating affordable units for households in a census tract below 20% and qualifying for Section 8 rental assistance; and

WHEREAS, BRIDGE Housing plans to break ground on this project in December 2023; and

WHEREAS, BRIDGE Housing agrees that in order for the Project-based subsidy to begin and prior to any construction: an Environmental Review must be performed; a Subsidy Layering Review must be conducted; SAHA agrees to hire a Davis-Bacon wage monitor; and an Agreement to Enter into a Housing Assistance Payment Agreement (AHAP) must be signed with BHA including all subject compliances therein as outlined by HUD; and

WHEREAS, post-construction, inspections of units must take place; signing of HAP contract, and, a BHA intake process of applicants must occur; and

WHEREAS, HUD regulations allow housing authorities to execute initial master HAP terms for up to 20 years, with an option to extend after that period expires;

NOW THEREFORE, BE IT RESOLVED, that the Acting Executive Director is hereby authorized to allocate 21 Project Based Vouchers to BRIDGE Housing for 1740 San Pablo Ave, for an initial term of 20 years.

FURTHER BE IT RESOLVED, that the Acting Executive Director is hereby authorized to execute an Agreement to Enter into a Housing Assistance Payment Contract (AHAP) prior to construction, and a Housing Assistance Payment (HAP) Contract once construction is complete and inspected.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on September 10, 2020 by the following vote:

Ayes: Commissioners Rossi, Schildt, Moody, Kashani and Levine

Noes: None

Abstain: None

Absent: None

Attest: _____


Rachel Gonzales-Levine, Secretary