



**Berkeley Housing Authority**

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*Office of the Executive Director*

September 30, 2025

New Business

Item 7D

To: Berkeley Housing Authority Honorable Chair and Board of Commissioner's

From: James Williams, Executive Director

Transfer of BHA's Previous Board-Approved Allocation of 21 Project Based Section 8 Vouchers to 1740 San Pablo Berkeley, CA 94702 from BRIDGE to Resources for Community Development (RCD) as General Partner

1. RECOMMENDATION

Approve BRIDGE Housing's request that BHA's Board approve BHA's previously awarded 21 PBVs to 1740 San Pablo Berkeley, CA 94702 where it was the developer, to transfer them to Resources for Community Development (RCD) at the identical site.

2. BACKGROUND

BRIDGE acquired the 1740 San Pablo Berkeley, CA 94702 site in 2020 and has worked to increase density and seek entitlement approvals through SB 35 to build a small, 54-unit affordable family development in North Berkeley, one of the highest housing cost and high resource neighborhoods in the Bay Area.

Considering the challenges for affordable owner-operators in the post-COVID era, BRIDGE's CEO and Board have renewed their focus on BRIDGE's core competency of developing and operating *large* affordable housing projects at scale. As such, Smitha Seshadri, Executive Vice-President of Development at BRIDGE, started exploring the potential for a strong, smaller, local affordable non-profit developer like Resources for Community Development (RCD) in Berkeley to take over its 1740 San Pablo development with acquiring its General Partner (GP) interest.

BRIDGE expressed its gratefulness to BHA for its commitment of 21 PBVs to the project and continued support.

BRIDGE has discussed its proposal with the City, State, and TCAC and they have all expressed support. All existing funding commitments have been made to 1740 San Pablo LP, the ultimate tax credit limited partnership which currently owns the property (grant deed attached) and will own and operate the project with a developer/sponsor entity as the General Partner and an equity investor as the Limited Partner.

BHA staff reviewed the grant deed as well as the most recent proforma for 1740 San Pablo Berkeley, CA 94702 submitted with the July TCAC application showing:

|   |              |
|---|--------------|
| Total Development Costs (TDC) =   | \$51,326,380 |
| TDC Per Unit =  | \$950,489    |
| TDC Net of accrued interest =   | \$51,326,380 |
| TDC TCAC =  | \$51,102,380 |
| Replacement Reserve =   | \$27,000     |
| Total Annual Residential Operating Expenses:                                  | \$868,726    |
| Total Residential Operating Expenses Per Unit Per Annum (incl. Reserves) =    | \$16,088     |
| Total Residential Operating Expenses Per Unit Per Annum (w/o taxes/res/svc) = | \$14,134     |
| TCAC Application/Res/Monitoring Fee=  | \$140,300    |

BRIDGE has procured the following subsidy funding commitments to date:

- City of Berkeley - \$11.99M
- HCD IIG - \$3.08M
- HCD MHP - \$11.05M
- Regional Center for the East Bay - \$1.5M (capital support for 15 units for individuals with developmental disabilities)
- 21 PBVs from the Berkeley Housing Authority

BRIDGE is requesting BHA's Board approval of its request BHA's previously awarded 21 PBVs to 1740 San Pablo Berkeley, CA 94702 where it was the developer to transfer to Resources for Community Development (RCD) at the identical site.







Contact information:

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### 3. RATIONALE FOR RECOMMENDATION

The recommendation to approve BRIDGE's request that BHA's Board approve BHA's previously awarded 21 PBVs to 1740 San Pablo Berkeley, CA 94702 where it was the developer, to transfer them to Resources for Community Development (RCD) at the identical site, is based on BHA's desire to increase the number of stable, affordable units that will provide crucial housing options for eligible households in Berkeley. BHA has an opportunity to provide subsidy for housing those with the highest need, in secure units that will be available for up to 40 years.

RCD has 40 years of development experience. RCD is committed to people with special needs as it expanded outside Berkeley and into integrated family housing. RCD now provides rental homes for more than 5,450 people in 25 cities in the region, about one third of which are reserved for people with special needs.

RCD currently has 74 PBVs which were previously awarded by the BHA, under HAP contract in five developments (below).

| Property               | Owner | Address            | Qualifications          | # PBVs | Populations Served                       |
|------------------------|-------|--------------------|-------------------------|--------|--|
| Adeline St Apts        | RCD   | 3224 Adeline St    | Disabled/HOPWA          | 18     | Disabled                                 |
| Creekside Apts.        | RCD   | 1155 San Pablo Ave | Families                | 2      | Disabled                                 |
| Oxford Plaza           | RCD   | 2175 Kittredge     | Some HOPWA              | 24     | Families, Disabled, HOPWA                |
| Hearst Apts.           | RCD   | Heast/Delaware     | Disabled and Families   | 8      | Families, Disabled                       |
| Maudette Miller Shirek | RCD   | Ashby Ave.         | Census tract poverty ra | 22     | Census tract poverty rate of 20% or less |

An extensive list of RCD’s housing portfolio is provided below.

## RCD Housing Portfolio Chart

### Completed Projects

| Project Name                                    | Number of Units                    | Population Served                             |
|---|------------------------------------|---|
| <del>Lakeside Apartments</del>                  | <del>124 units</del>               | <del>Very low- and low-income families</del>  |
| Lakeside Apartments                             | 124 units                          | Very low- and low-income families             |
| Concord   | <u>permanent housing</u>           |   |
| <del>Oxford Plaza and David Brower Center</del> | <del>97 units</del>                | <del>Very low and low-income families</del>   |
| Oxford Plaza and David Brower Center            | Permanent rental housing           |   |
| Berkeley  |                                    |   |
| <del>The Harrison Hotel</del>                   | <del>81 units</del>                | <del>Homeless persons with disabilities</del> |
| The Harrison Hotel                              | 81 units                           | Homeless persons with disabilities            |
| Oakland   | <u>Single Room Occupancy (SRO)</u> |   |
| <del>Fox Courts</del>                           | <del>80 Units</del>                | <del>Very-low and low income families</del>   |
| Fox Courts                                      | 80 Units                           | Very-low and low income families              |
| Oakland   | Permanent rental <u>housing</u>    |   |
| <del>UAHomes</del>                              | <del>75 units</del>                | <del>Very low and low-income households</del> |
| UAHomes   | 75 units                           | Very low and low-income households            |
| Berkeley  |                                    |   |
| <del>Villa Vasconcellos</del>                   | <del>Camara Circle</del>           | <del>Concord</del>                            |
| Villa Vasconcellos                              | Camara Circle                      | Concord                                       |
| <del>Walnut Creek</del>                         | <del>Apartment</del>               | <del>Bella Monte Apartments</del>             |
| Walnut Creek                                    | Apartment                          | Bella Monte Apartments                        |



|  |  |   |
|--|--|---|
| Bay Point  | 70 units<br>Senior housing<br>52 units<br><u>permanent</u> housing<br>52 units | Low income seniors<br><br>Very low-income families                              |
| <hr/>  |  |   |
| <b>The Breakers at Bayport</b>                     | 52 units   | Very low and low incomes families   |
| Alameda  | 10 units for-sale townhomes  | Low and moderate income families  |
| <hr/>  |  |   |
| <b>The Breakers at Bayport -<br/>Homeownership</b> |  |   |
| Alameda  |  |   |
| <hr/>  |  |   |
| <b>Riley Court Apartments</b>                      | 48 units<br><u>permanent housing</u>   | Very low and low-income households  |
| Concord  |  |   |
| <hr/>  |  |   |
| <b>University Ave. Cooperative Homes</b>           | 47 units   | Very low and low-income households<br>Homeless <u>persons</u> with disabilities |
| Berkeley   |  |   |
| <hr/>  |  |   |
| <b>Northgate Apartments</b>                        | Berkeley   | 42 units <u>permanent</u> housing 40 units                                      |
| Oakland  | <b>Lorenzo<br/>Creek<br/>Apartments</b>  | <u>permanent housing</u> 39 units   |
| <hr/>  |  |   |
| <b>Mabel Howard Senior Apartments</b>              |  | Permanent rental <u>housing</u><br>35 units <u>permanent housing</u> 32 units   |
| Berkeley   |  |   |
| <hr/>  |  |   |
| <b>Shinsei Gardens</b>                             |  | limited <u>equity</u> housing <u>co-op</u><br>32 units                          |
| Alameda  |  |   |
| <hr/>  |  |   |
| <b>Erna P. Harris Court</b>                        |  | <u>permanent housing</u> 30 units   |
| Berkeley   |  |   |
| <hr/>  |  |   |
| <b>Hearst Apartments</b>                           |  | <u>permanent</u> housing<br>30 units  |
| Berkeley   |  |   |
| <hr/>  |  |   |
| <b>Terrace Glen Apartments</b>                     |  | <u>permanent housing</u> 28 units<br>senior <u>housing</u><br>28 units          |
| Antioch  |  |   |
| <hr/>  |  |   |
| <b>Laurel Gardens Apartments</b>                   |  |   |
| Fairfield  |  |   |
| <hr/>  |  |   |
| <b>International Blvd. Family Housing</b>          |  |   |
| Oakland  |  |   |
| <hr/>  |  |   |
| <b>Margaret Breland Senior Homes</b>               |  |   |

|              |   |  |
|--------------|---|--|
| Very low     | H | ersons with disabilities Very low and                                  |
| and low-     | o | low-income households  |
| income       | m |  |
| families     | e | Very low and low-income households,<br><u>including large</u> families |
| Very low-    | l | Very low income homeless and disabled                                  |
| income frail | e | households, targeting the <u>mentally</u> disabled                     |
| elderly      | s | Very low and low-income households,<br><u>including large</u> families |
| Homeless     | s | Very low-income  |
| individuals  | p | Formerly homeless arid low-income disabled                             |

|               |                          |                   |
|---------------|--------------------------|-------------------|
| Castro Valley | <u>permanent housing</u> | <u>households</u> |
|---------------|--------------------------|-------------------|

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|                           |          |   |
|---------------------------|----------|---|
| <b>Village Apartments</b> | 26 units | <u>Very</u> low and low-income households |
|---------------------------|----------|---|

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Resources for Community Development

|   |   |   |
|---|---|---|
| Berkeley  | limited equity housing co-op                          |   |
| <b>International Blvd. Family Housing</b><br>Oakland Phase II                   | 24 units<br>Permanent housing                         | Very low and low-income households, including large families                        |
| <b>Pinecrest Apartments</b><br>Antioch  | 24 units<br>Permanent housing                         | Very low-income families  |
| <b>Spirit of Hope I</b><br>Alameda Naval Air Station                            | 23 units<br>Permanent housing                         | Very low-income homeless families   |
| <b>Spirit of Hope II</b><br>Alameda Naval Air Station                           | 22 units<br>Permanent housing                         | Very low-income homeless families   |
| <b>Mariposa Apartments</b><br>Alameda Point<br>Fonner Alameda Naval Air Station | 20 units<br>permanent housing                         | Very low-income survivors of domestic violence (women & children)                   |
| <b>Triangle Court Apartments</b><br>Emeryville                                  | 20 units<br>permanent housing                         | Very low and low-income households, including large families                        |
| <b>Adeline Street Apartments</b><br>Berkeley                                    | 19 units<br>Permanent housing                         | Very low-income physically disabled persons disabled by HIV/AIDS                    |
| <b>Alvarez Court</b><br>Pinole  | 19 units<br>permanent housing                         | Very low-income physically disabled households and individuals disabled by HIV/AIDS |
| <b>Drachma Rehabilitation</b><br>Oakland  | 19 units(+ 14 units acquisition)<br>Permanent housing | Very low-income families  |
| <b>Eastmont Court Apartments</b><br>Oakland                                     | 19 units<br>Permanent housing                         | Very low-income persons with physical disabilities                                  |
| <b>Creekside Apartments</b><br>Albany   | 16 units<br>Permanent housing                         | Very low and low-income households including large families                         |
| <del><b>Dwight Way Apartments</b></del><br>Berkeley                             | <del>16 units<br/>Permanent housing</del>             | <del>Very low-income physically disabled households</del>                           |
| <b>Elaine Null Court</b><br>Bay Point, Contra Costa County                      | 14 units<br>permanent housing                         | Very low and low-income households, including large families                        |
| <b>Marlon Riggs Apartments</b><br>Oakland                                       | 13 units<br>Permanent housing                         | Very low-income persons disabled by AIDS  |
| <b>Dwight Way Shelter</b><br>Berkeley   | 13 units / 40 beds<br>transitional housing & shelter  | Homeless women and children   |
| <b>Aspen Court Apartments</b><br>Pacheco, Contra Costa County                   | 12 units<br>Permanent housing                         | Very low-income persons disabled by AIDS  |
| <b>Caldera Apartments</b>   | 12 units  | Very low-income physically disabled   |

|   |  | <b>Resources for Community Development</b>                                      |
|---|--|---|
| Concord   | Permanent housing                        | households  |
| <b>Martin Luther King House</b><br>Berkeley                               | 12 units<br>Single Room Occupancy (SRO)  | Very low and low-income and disabled individuals                                |
| <b>Miramar Court</b><br>Alameda Point<br>Fonner Alameda Naval Air Station | 12 units<br>permanent housing            | Homeless individuals and families disabled by AIDS                              |
| <b>Dwight Way Shelter Expansion</b><br>Berkeley                           | 11 units/22 beds<br>Transitional housing | Very low and low-income women & children who are survivors of domestic violence |
| <b>MLK Plaza Homes</b><br>Oakland   | 11 units for-sale<br>permanent housing   | Low and moderate income homeowners  |
| <b>Concord Bouse</b><br>Hayward   | 8 units<br>Single Room OccuEanc□ (SRO)   | Homeless persons disabled by AIDS   |
| <b>Rav Bridge Anartments</b>  |  |   |

Organizational Experience

|              |                                       |  |  |
|--------------|---------------------------------------|--|--|
| (            | <u>Berkeley</u>                       | limited <u>equity housing co-op</u>                                  |  |
|              | <b>Rosevine</b><br>Berkeley           | 5 units (10 beds)  | Very low-income individuals with <u>developmental</u> disabilities     |
|              | <b>Ashby House</b><br>Berkeley        | 2 units (10 beds)<br>transitional <u>housing</u><br>2 units (6 beds) | Homeless and disabled veterans   |
|              | <b>Haight Avenue House</b><br>Alameda | <u>Single Room Occupancy</u> (SRO)<br>1 unit (6 beds)                | Very low and low-income persons with <u>developmental</u> disabilities |
|              | <b>Regent House</b><br>Berkeley       | <u>Single Room Occupancy</u> (SRO)                                   | Homeless persons disabled by AIDS                                      |
| <b>TOTAL</b> |                                       | <b>1,610 UNITS/BEDS</b>  |  |

Projects Under Construction

| Project Name                               | Number of Units                      | Population Served                                  |
|--|--------------------------------------|--|
| <b>Los Medanos Apartments</b><br>Pittsburg | 70 units<br>Permanent rental housing | Very-low and low income families                   |
| <b>Project Manager: Deni Adaniva</b>       | 36 units                             |  |
| <b>The Arbors</b><br>Richmond              | Permanent rental housing             | Very-low and low-income families<br>(Preservation) |
| <b>Project Manager: Aubra Levine</b>       |                                      |  |
| <b>TOTAL</b>                               | <b>106UNITS</b>                      |  |

## Projects in Predevelopment

| Project Name  | Number of Units   | Population Served   |
|---|---|---|
| <b>Ohlone Gardens</b><br>El Cerrito<br><u>Project Manager:</u> Aubra Levine               | 57 units<br>Permanent rental housing<br>55 units              | Very-low and low income families and<br>visually impaired individuals<br>Very-low and low income families |
| <b>East 11<sup>th</sup> Street</b><br>Oakland<br><u>Project Manager:</u> Robert Stevenson | Permanent rental housing<br>69 units                          | Very-low and low income families  |
| <b>The Ambassador</b><br>Emeryville<br><u>Project Manager:</u> Lihbin Shiao               | Permanent rental housing<br>49 units<br>Senior rental housing | Very-low and low income seniors   |
| <b>Berrellesa Palms</b><br>Martinez   |   |   |

**TOTAL**

**230UNITS**

4. FINANCIAL IMPLICATIONS

Once the projects are complete and the 21 units are housing program participants, BHA will benefit from an increase in its lease-up and HAP budget utilization rate, and administrative fee earnings of up to \$35,293 per year as adjusted by inflation.

CONTACT PERSON

James Williams, Executive Director, 981-5485

Attachment:

1. BHA Approved Resolution 20-XX
2. Resolution Transferring BHA's Previous Board-Approved Allocation of 21 Project Based Section 8 Vouchers to 1740 San Pablo Berkeley, CA 94702 from BRIDGE to Resources for Community Development (RCD) as General Partner

BERKELEY HOUSING AUTHORITY RESOLUTION NO.2025-

TRANSFER OF BHA'S PREVIOUS BOARD-APPROVED ALLOCATION OF 21 PROJECT BASED SECTION

8 VOUCHERS TO 1740 SAN PABLO BERKELEY, CA 94702 FROM BRIDGE TO RESOURCES FOR COMMUNITY DEVELOPMENT (RCD) AS GENERAL PARTNER

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 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 Yturralde, 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, The Resolution was adopted by the Board of the Berkeley Housing Authority on September 10, 2020, and,

WHEREAS, BRIDGE's CEO and Board have renewed their focus on BRIDGE's core competency of developing and operating *large* affordable housing projects at scale. As such, BRIDGE identified a local affordable non-profit developer - Resources for Community Development (RCD) in Berkeley, to take over its 1740 San Pablo development with acquiring its General Partner (GP) interest, and,

WHEREAS, BRIDGE expressed its gratefulness to BHA for its commitment of 21 PBVs to the project and continued support, and,

WHEREAS, BRIDGE has discussed its proposal with the City, State, and TCAC and they have all expressed support. All existing funding commitments have been made to 1740 San Pablo LP, the ultimate tax credit limited partnership which currently owns the property (grant deed attached) and will own and operate the project with a developer/sponsor entity as the General Partner and an equity investor as the Limited Partner, 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, RCD agreed 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 agreed 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 for another 20 years after that period expires;

NOW THEREFORE, BE IT RESOLVED, that the recitals set forth above are true and correct and incorporated herein by this reference.

NOW THEREFORE, BE IT RESOLVED, that upon BRIDGE HOUSING's request the Executive Director is hereby authorized to transfer 21 Project Based Vouchers from BRIDGE Housing to Resources for Community Development for 1740 San Pablo Ave, for an initial term of 20 years.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on September 19, 2025, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: \_\_\_\_\_  
James Williams, Secretary