

From: Miranda Strominger <[REDACTED]>
Sent: Thursday, March 03, 2022 12:03 PM
To: Gonzales-Levine, Rachel <RGonzales-Levine@cityofberkeley.info>
Cc: Teresa Clarke <[REDACTED]>
Subject: BACLT 1685 Solano PBV extension

Hi Rachel -- thanks for reaching out this week. Here is an update on the Solano project's progress toward closing.

BACLT has received loan approval for \$3,200,000 from the Enterprise Community Loan Fund's (ECLF) Bay Area Preservation Program (BAPP). This program in collaboration with MTC/ABAG is designed to fund affordable acquisition-preservation projects like this one. The participation of ECLF helps facilitate the deep affordability planned for this project.

BACLT has also received an award of \$3,900,000 from the City of Berkeley Small Sites Program. This permanent subsidy helps ensure the long-term health of the project and comes with immense support from City staff and electeds.

BACLT along with both lenders are targeting a closing date of 4/21 and are meeting weekly toward that end. BACLT has signed an amendment to its PSA with the seller, where the sellers have agreed to complete their portion of renovations at the site by 4/15. BACLT as buyer then has 21 days (until 5/6) to complete inspections of their completed work close of escrow. This means that BACLT has approval from the seller to close as late as 5/6, but we continue to target the earlier 4/21 date, should the sellers' construction and/or BACLT's inspections be completed more quickly.

We are requesting an extension from BHA of the deadline to obtain site control and retain the PBV award until June 30, 2022. The commitment of all necessary financing is an important milestone for this project, and we are confident we will be able to close in the timeline described here. However, although we have included in our contract penalties to discourage delays in progress by the seller, we are requesting an additional buffer of time to account for those potential delays outside of our control.

Thank you Rachel, and please relay our thanks to the BHA board, for considering this extension. We can't overstate the importance of this project to the Solano residents and to our Berkeley community. Please let me know if you have any questions.

With appreciation,
Miranda