RESOLUTION NO. 2047

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, AWARDING SECTION 8 PROJECT BASED VOUCHERS TO THE MIRAFLORES, MONTEREY PINES, AND TWENTY-ONE AND TWENTY-THREE NEVIN HOUSING DEVELOPMENTS

WHEREAS, Richmond Housing Authority has capacity within the Project Based Voucher Program to award additional Project Based Vouchers (PBV); and

WHEREAS, there is great need for long-term affordable housing units for low-income households with Section 8 rental assistance; and

WHEREAS, PBVs are a critical element in the financing scheme for affordable housing development; and

WHEREAS, RHA may award PBVs to a project based on a prior solicitation by another government entity; and

WHEREAS, the Miraflores, Monterey Pines, and Twenty-One Twenty-Three Nevin developments, all competed successfully in a prior solicitation for tax credit financing; and

WHEREAS, RHA issued a letter committing 79 PBVs to Miraflores, 50 PBVs to Monterey Pines, and 162 PBVs to Twenty-One Twenty-Three Nevin; and

WHEREAS, these projects provide a rental home for 291 low-income households in Richmond, and up to $248,491 annually in earned administrative fee revenue for RHA; and

WHEREAS, each developer acknowledges that Environmental Review and Subsidy Layering approvals must be obtained prior to execution of the Agreement to Enter a Housing Assistance Payment Contract; and

WHEREAS, each developer acknowledges the responsibility to hire a Davis Bacon wage monitor; and

WHEREAS, each developer acknowledges that post construction, all units must be inspected under Housing Quality Standards, and within 60-days of the passed inspection, an intake process must be conducted for all households to be offered a rental lease, and a Housing Assistance Payment Contract must be executed; and

WHEREAS, HUD regulations allow housing authorities to execute initial master Housing Assistance Payment (HAP) terms for up to 15 years, with an option to extend after that period expires.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA THAT Miraflores is awarded 79 Project Based Vouchers with an initial term of 15 years;

BE IT FURTHER RESOLVED, that Monterey Pines is awarded 50 Project Based Vouchers with an initial term of 15 years; and

BE IT FURTHER RESOLVED, that Twenty-One Twenty-Three Nevin is awarded 162 Project Based Vouchers with an initial term of 15 years.

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The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a meeting thereof held on October 17, 2017, by the following vote:

AYES: Commissioners Choi, Martinez, Myrick, Recinos, Willis, Vice Chairperson Beckles, Chairperson Butt, and Housing Authority Tenant Commissioners Scott and Smith.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

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TOM BUTT
Chairperson

[SEAL]

ATTEST:

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PAMELA CHRISTIAN
Secretary

Approved as to form:

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BRUCE GOODMILLER
Attorney

State of California )
County of Contra Costa : ss.
City of Richmond )

I certify that the foregoing is a true copy of Resolution No. 2047, finally passed and adopted at a special Housing Authority Meeting held on October 17, 2017.

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CLERK OF THE HOUSING AUTHORITY