

**RESOLUTION NO. 2047**

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

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**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.

TOM BUTT  
Chairperson

[SEAL]

ATTEST:

PAMELA CHRISTIAN

Secretary

Approved as to form:

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.

  
CLERK OF THE HOUSING AUTHORITY