

**RESOLUTION NO. 2052**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND AWARDED 150 SECTION 8 PROJECT BASED VOUCHERS TO THE HACIENDA DEVELOPMENT**

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WHEREAS, the Hacienda Senior Apartments Development previously operated as a Public Housing Development; and

WHEREAS, inadequate funding for maintenance and capital improvements led to the Richmond Housing Authority requesting approval from the U.S. Department of Housing and Urban Development to approve repositioning of the property; and

WHEREAS, Mercy Housing has been selected as the development partner to rehabilitate the property and place the 150 units back into service; and

WHEREAS, under the Housing Economic Recovery Act (HERA), RHA has capacity within the Project Based Voucher Program to award additional Project Based Vouchers (PBVs); 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 preservation; and

WHEREAS, without an allocation of PBVs the Hacienda Apartment rehabilitation project is not viable; and

WHEREAS, under HERA a public housing authority can award PBVs to a property that previously operated as public housing without competition; and

WHEREAS, the Hacienda project will provide an affordable rental home for 150 low-income senior households in Richmond, and up to \$197,460 annually in earned administrative fee revenue for RHA; and

WHEREAS, all the assisted households occupying units at the Hacienda when the building was taken out of service have a right to return once rehabilitation is completed; and

WHEREAS, Mercy Housing 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, Mercy Housing acknowledges the responsibility to hire a Davis Bacon wage monitor; and

WHEREAS, Mercy Housing 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 Hacienda Senior Apartments is awarded 150 Project Based Vouchers with an initial term of 15 years;

I certify that the foregoing resolution was passed and adopted by the commissioners of the Housing Authority of the City of Richmond at a special meeting thereof held on December 19, 2017, by the following vote:

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

NOES: None.

ABSTENTIONS: None.

ABSENT: Housing Authority Tenant Commissioner Smith.

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. 2052**, finally passed and adopted at a special Housing Authority Meeting held on December 19, 2017.

  
CLERK OF THE HOUSING AUTHORITY