




Office of the Executive Officer

ACTION CALENDAR
February 27, 2007

To: Honorable Chairperson and
Members of the Housing Authority

From:  Phil Kamlarz, Executive Officer

Submitted by: Stephen Barton, Director, Housing

Subject: Amendment to the BHA Administrative Plan and Resolution Finding the Oxford Plaza Site is Consistent with the Goal of Deconcentrating Poverty and Expanding Housing and Economic Opportunities for Low-Income People as Set Forth in the Amended Administrative Plan

RECOMMENDATION

1. Adopt an amendment to the Administrative Plan section on Project-Based Section 8 vouchers (PBV) establishing site selection standards regarding deconcentration of poverty.
2. Adopt a Resolution making the text of the amendment to the Administrative Plan an informational addendum to the FY 2005 and FY 2006 Annual Plans and authorizing the Executive Officer to re-submit the FY 2005 and FY 2006 Annual Plans with the addendum, and the amendment to the Administrative Plan to the U.S. Department of Housing and Urban Development.
3. Adopt a Resolution finding the Oxford Plaza site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities for low-income people based upon the standards set forth in the amended Administrative Plan.

FISCAL IMPACTS OF RECOMMENDATION

If HUD fails to approve the allocation of PBV to Oxford Plaza, this will create a new \$2.1 million funding gap.

CURRENT SITUATION AND ITS EFFECTS

In February 2005, the BHA approved a reservation of PBV for Oxford Plaza, the proposed 97-unit affordable housing development which is part of the Oxford Street Development adjacent to the proposed David Brower Center.. Upon review of the Oxford Plaza's application for project-based assistance, the U.S. Department of Housing and Urban Development ('HUD') determined that the proposed project is located in a high poverty census tract and does not meet the statutory requirements regarding poverty deconcentration.

In 2001, 42 USC 1437f (o)(13) was enacted and imposed new requirements for the allocation of PBV to further the goal of deconcentrating poverty and expanding housing and economic

opportunity. The new provisions prohibited a Housing Authority from entering into a contract for project-based assistance unless the contract was consistent with:

- (i) The public housing agency plan for the agency approved under section 5A [42 USCS § 1437c-1]; and
- (ii) The goal of deconcentrating poverty and expanding housing and economic opportunities.

HUD issued an interim regulation on January 16, 2001 which required that “all new project-based assistance agreements or HAP contracts be for units in census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exemption.” (36 FR 3605, 3608.) The census tract in which the proposed Oxford Plaza site is to be located (census tract 4229) has a poverty rate of 41.3 percent.¹

The interim regulation further explained that “consistency with the PHA Plan means that there are circumstances indicating that project-basing of the units, rather than tenant-basing of the same amount of assistance, is an appropriate option.” (36 FR 3606.)

Subsequently, on November 14, 2005, HUD issued a final regulation - 24 CFR 983.57. 24 CFR 983.57(b)(1) provides that a Housing Authority may not “select a proposal for PBV housing on a site or enter into an Agreement or HAP contract for units on the site unless the PHA has determined that the [p]roject-based assistance .is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The standard for deconcentrating poverty and expanding housing opportunities must be consistent with the PHA Plan and the PHA Administrative Plan. In developing the standards to apply in determining whether a proposed PBV development will be selected, the PHA must consider” the factors contained in the regulation.

HUD advised that, if the site of the Oxford Plaza does not meet the deconcentration requirements of 24 CFR 983.57(b)(1) as recorded in the BHA Annual Plan and Administrative Plan, it may not receive PBVs.

Amendment to Administrative Plan

As a result, the BHA must amend its Administrative Plan to: 1) explain why there are circumstances indicating that project-basing of units, rather than tenant-basing of the same amount of assistance, is an appropriate option for the BHA; and 2) include standards for evaluation of whether to allocate PBV to a proposed development in order to achieve the goal of deconcentrating poverty and expanding housing and economic opportunities. The amendment to the Administrative Plan is attached to this report.

¹ Staff applied for a Brownfields Economic Development Initiative Grant (BEDI grant) from HUD based partially upon the high poverty rate in this census tract and the project was awarded a \$1.767 million grant.

To meet the first requirement, the amendment states:

The majority of tenant-based Section 8 units are concentrated in South and West Berkeley, which are areas with concentrations of families in poverty. Thus, the use of project-based rather than tenant-based Section 8 assistance will serve the goal of deconcentrating poverty and expanding housing opportunities and is, therefore, an appropriate option for the BHA.

To meet the second requirement, the amendment demonstrates how the City, as a community, is committed to the goal of deconcentrating poverty and expanding housing and economic opportunities for low-income people via various programs and policies such as the Inclusionary Ordinance, the HTF program and business improvement districts. It further explains how the BHA works cooperatively with the City towards this goal through the provision PBV assistance which is a critical component to the financial feasibility of development of both inclusionary units and units developed with HTF funds.

In addition, the amendment incorporates the standards set forth in 24 CFR 983.57(b)(1) (See standards A-G as well as additional standards designed to implement the goal of deconcentrating poverty and expanding housing and economic opportunities. (See standards H-J)

Informational Addendum to FY 2005 and FY 2006 Annual Plans

Also attached to this report is a resolution making the text of the amendment to the Administrative Plan an informational addendum to the FY 2005 and FY 2006 Annual Plans in order to render such Plans consistent with the BHA's standards for deconcentrating poverty and expanding housing opportunities.

Authorization of PBV for Oxford Plaza Based on Standards in Proposed Amendment to Administrative Plan

Assuming that Board adopts the proposed amendment to the Administrative Plan, staff has also provided a resolution finding that the BHA's selection of the proposed project site for the Oxford Plaza is consistent with the BHA's goal of deconcentrating poverty and expanding housing and economic opportunities for low-income persons based upon the standards set forth in the amended Administrative Plan.

Staff believes that the proposed Oxford Plaza project site meets the applicable standards (standards C, D, E, G, H, I and J) in the proposed amendment to the Administrative Plan.

Specifically, pursuant to proposed standard C, the census tract where the Oxford Plaza site will be located is in the Downtown district which is undergoing significant revitalization as reflected by the following:

- The University of California at Berkeley campus is located directly across the street from the Oxford Plaza site.

- The University has recently published its Long Range Development Plan (LRDP) and this document states that it plans to develop approximately 800,000 square feet in the Downtown district.
- UC's plans include a major investment only one block away from Oxford Plaza in a new University Art Museum including a hotel and conference center.
- Since 1999, a total of 792 housing units in market-rate developments have been completed in the Downtown district.
- The majority of these buildings have commercial/retail and office space on the ground floor or are located next to commercial and retail establishments that offer a variety of services and amenities, including restaurants, bookstores, coffee shops, clothing and shoe stores and drug stores.
- The City has devoted resources to create a Downtown Arts District that has attracted two new theaters, a jazz school and a folk music club to the area.
- In addition, the District includes publicly funded Poetry Panels on Addison Street, various sculptures and art installations in public buildings and facilities including the public library and the Civic Center Fountain which draw patrons to the area and enhance the business climate making for a more attractive and livable neighborhood and more economic opportunities.
- The Zoning Adjustments Board has recently approved a 148-unit residential mixed-use development in the Downtown district at the intersection of University Avenue and Martin Luther King, Jr. Way, walking distance to the Oxford Plaza site, that will include a Trader Joe's grocery store on the ground floor commercial space. The grocery store will serve the Downtown residents and create jobs.
- Some new developments will include ground floor arts and community space as well. For example, Seagate is a new mixed-use development located in the Downtown's Arts District which will provide over 100 units of market-rate housing and ground floor arts and theater spaces as well as create new jobs.
- The City has also approved numerous applications for sit-down restaurants, a jazz night club to replace the old University Theater which is also located in the heart of Downtown, and a boutique hotel around the corner from the public library.

In addition, pursuant to proposed standard D, state, local, and federal dollars have been invested in the area that has assisted in the achievement of the community's deconcentration goals through the following examples:

- The Oxford Plaza and David Brower Center project is using a combination of local and state funds and federal tax credits for both economic and housing development.

- Approximately \$6 million in state and local transportation funds have been invested in the Downtown Berkeley BART Plaza and Transit Area Design Implementation.
- An additional \$600,000 in state funds will be used to expand and upgrade the Downtown Berkeley BART Bikestation.
- \$1.5 million in state and local dollars were invested in the repair and renovation of the Martin Luther King, Jr. Civic Center Park.
- A one-time infusion of \$498,000 from Measure S bond funds supported a number of Downtown Berkeley Public Art projects in the Arts District.

Moreover, pursuant to proposed standard E, new market rate units are being developed in the same census tract and there is a likelihood that such market rate units will positively impact the poverty rate in the area. For example, since 1999, a total of 792 housing units in market-rate developments have been completed in the Downtown district and the availability of such units is likely to positively impact the poverty rate in the area.

Also, pursuant to proposed standard G, there are meaningful opportunities for educational and economic advancement in the census tract where Oxford Plaza site will be located. For example, University of California, Berkeley campus that is directly across the street from the site is the City's largest employer. In addition, it offers an excellent opportunity for educational advancement. The City of Berkeley's offices are also located in the Downtown district and is one of the biggest employers in Berkeley as well.

Berkeley City College (BCC) is also located one block from the BART station, offers associate degree and professional programs. BCC also offers career and academic counseling services and financial supportive services to students. The new BCC building opened in the Fall of 2006 and also represents a major public investment in the neighborhood

Further, pursuant to proposed standard H, the Oxford Plaza site is located near amenities such as public transportation, retail establishments, schools, social, recreational, educational and health facilities and services typically found in neighborhoods of unassisted housing.

Additionally, pursuant to proposed standards I and J, the site is located in a neighborhood subject to a locally-approved neighborhood improvement plan - the Downtown Plan and is located near facilities and services offering opportunities for educational and economic advancement such as employment resource centers, libraries, and institutions of higher education.

Staff has forwarded the proposed Resolutions and amendment to the Administrative Plan to HUD for review and HUD staff has indicated that the documents are acceptable.

BACKGROUND

At its meeting last year, the staff explained that HUD's approval of the PBV allocation was necessary component of the Oxford Street Development funding package.

RATIONALE FOR RECOMMENDATION

To meet the requirements of federal law applicable to funding allocations to the Oxford Center Development.

CONTACT PERSON

Stephen Barton, Director, Housing Department, 981-5400

Attachments:

1: Resolution Amending the Administrative Plan and Making the Amendment to the Administrative Plan an Addendum to the BHA Annual Plans for FY 2006 and FY 2007.

Exhibit A: Amendment to Administrative Plan

2: Resolution finding the Oxford Plaza site consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities for low-income people based upon the standards set forth in the amended Administrative Plan

RESOLUTION NO. ##,###-N.S.

AMENDING THE ADMINISTRATIVE PLAN TO INDICATE THAT CIRCUMSTANCES EXIST WHICH MAKE THE USE OF PROJECT-BASED SECTION 8 ASSISTANCE, RATHER THAN TENANT-BASED SECTION 8 ASSISTANCE, AN APPROPRIATE OPTION FOR THE BHA AND INCLUDE STANDARDS TO DETERMINE WHETHER ALLOCATION OF PROJECT-BASED ASSISTANCE TO A PROPOSED DEVELOPMENT WILL ACHIEVE THE GOAL OF DECONCENTRATING POVERTY AND EXPANDING HOUSING AND ECONOMIC OPPORTUNITIES FOR LOW-INCOME PERSONS AND APPROVING THE AMENDMENT TO THE ADMINISTRATIVE PLAN AS AN ADDENDUM TO THE BERKELEY HOUSING AUTHORITY'S FY 2005 AND FY 2006 ANNUAL PLANS AND AUTHORIZING THE BHA TO SUBMIT THE ANNUAL PLANS WITH THE ADDENDUM TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the BHA is required to amend the its Administrative Plan to: 1) explain why there are circumstances indicating that project-basing of the units, rather than tenant-basing of the same amount of assistance, is an appropriate option for the BHA; and 2) include standards for evaluation of whether to allocate PBV to a proposed development in order to achieve the goal of deconcentrating poverty and expanding housing and economic; and

WHEREAS, the BHA Board finds that the majority of tenant-based Section 8 units are concentrated in South and West Berkeley, which are areas with concentrations of families in poverty. Thus, the use of project-based rather than tenant-based Section 8 assistance will serve the goal of deconcentrating poverty and expanding housing opportunities and is, therefore, an appropriate option for the BHA; and

WHEREAS, pursuant to 24 CFR 983.57(b)(1), the BHA must consider the following factors in developing standards to apply to proposed projects in order to evaluate whether approval of Project-Based Section 8 Voucher assistance would be consistent with its goal of deconcentrating poverty and expanding housing and economic opportunities:

- A. Whether the census tract in which the proposed development will be located is in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community; and
- B. Whether the proposed development will be located in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition; and
- C. Whether the census tract in which the proposed development will be located is undergoing significant revitalization; and
- D. Whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the community's deconcentration goals; and
- E. Whether new market rate units are being developed in the same census tract where the proposed development will be located and the likelihood that such market rate units will positively impact the poverty rate in the area; and
- F. If the poverty rate in the area where the proposed development will be located is greater than 20 percent according the most recent U.S. Census, whether, in the past five years, there has been an overall decline in the poverty rate; and

- G. Whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed development will be located; and

WHEREAS, the following additional factors shall also be standards used to evaluate whether approval of Project-Based Section 8 Voucher assistance would be consistent with the BHA's goal of deconcentrating poverty and expanding housing and economic opportunities:

- H. Whether the proposed development is located near amenities such as public transportation, retail establishments, schools (if the proposed development is designed to house families with school-age children), social, recreational, educational and health facilities and/or services typically found in neighborhoods of unassisted housing; and
- I. Whether the proposed development is located in a neighborhood subject to a locally-approved neighborhood improvement plan, such as the Downtown Plan, the West Berkeley Plan, the University Avenue Strategic Plan and the South Shattuck Strategic Plan; and
- J. Whether the proposed development is located near facilities and/or services offering opportunities for educational and economic advancement such as employment resource centers, libraries, and institutions of higher education; and

NOW THEREFORE, BE IT RESOLVED that the BHA Board hereby amends its Administrative Plan to include the information and standards set forth in Exhibit A to this Resolution and approves this amendment as an informational addendum to the BHA's Annual Plans for FY 2005 and FY 2006 and hereby authorizes the Executive Officer to submit the Annual Plans with the addendum and the amendment to the Administrative Plan to the U.S. Department of Housing and Urban Development.

Exhibit A - Amendment to Berkeley Housing Authority Administrative Plan

II. Project-Based Section 8

Unit/Project Selection Policies

Site Selection Standards Regarding Deconcentration of Poverty

As a community, Berkeley is committed to the goal of deconcentrating poverty and expanding housing and economic opportunities for low-income families as reflected in numerous policies and programs adopted by the City Council and Housing Authority Board designed to expand housing opportunities for low-income families and to disperse this housing throughout the City.

One such mechanism is the City's Inclusionary Ordinance (Berkeley Municipal Code (BMC) Chapter 23C.12) that was enacted in 1999 to ensure the development of low-income housing in any new development throughout the City. Generally, this law requires that twenty percent (20%) of all new developments with five (5) or more units be provided at rental or sales rates affordable to families whose income is up to eighty-one percent (81%) of the area median income (AMI) of the Oakland Primary Metropolitan Statistical Area. As a result of this Ordinance, developments throughout Berkeley have provided and will continue to provide both sale and rental housing opportunities for low-income families. The existence of these units also make it possible for participants in the Section 8 Program to lease inclusionary units and, thus, have access to housing throughout the City.

The City of Berkeley also has established a Housing Trust Fund (HTF) that provides generous local subsidies to make housing available to low-income persons. Local subsidies in conjunction with funds from a variety of sources including Redevelopment Agency tax increment revenue, Inclusionary Ordinance in-lieu fees, condominium conversion fees as well as state and federal funds such as Community Development Block Grant (CDBG) funds are used to make a greater variety of existing and new housing available to low-income persons. Each year the City solicits proposals for development or rehabilitation of housing affordable to families with incomes ranging from thirty percent (30%) of the AMI to sixty-five percent (65%) of the AMI.

Funding is awarded to applicants based upon criteria contained in the HTF Guidelines. Specifically, the Guidelines state that funding applications shall be evaluated based upon whether the housing "will promote or maintain economic diversity by providing housing in higher income areas and/or providing mixed income housing in lower income areas." Consequently, housing developed or revitalized through HTF funding accomplishes the community's goal of deconcentrating poverty and expanding housing and economic opportunities for low-income families as well.

Moreover, Berkeley is committed to and has developed various policies and programs to promote economic opportunities throughout the City. For example, it has established business improvement districts where local businesses pay to revitalize their districts which fuels business expansion and job creation and, in turn, provides economic opportunities for low-income residents. The City has also used local bond money to finance an Arts District in the Downtown,

provided public funding and services to enhance and revitalize various areas of the City and has developed or is developing plans to enhance the livability, attractiveness and economic opportunities within certain neighborhoods including the Downtown Plan, the West Berkeley Plan, the University Avenue Strategic Plan and the South Shattuck Strategic Plan.

Moreover, the City's residential rent stabilization ordinance provides specific exemptions for federally subsidized units in order to create an incentive for property owners throughout the City to rent to Section 8 tenants.

The BHA works cooperatively with the City of Berkeley towards a common goal of deconcentrating poverty and expanding housing and economic opportunities for low-income families in all the above ways through the provision of project-based Section 8 assistance. In fact, provision of project-based Section 8 assistance is often critical to the financial feasibility of development of both inclusionary units and units developed with HTF funds.

The majority of tenant-based Section 8 units are concentrated in South and West Berkeley, which are areas with concentrations of families in poverty. Thus, the use of project-based rather than tenant-based Section 8 assistance will serve the goal of deconcentrating poverty and expanding housing opportunities and is, therefore, an appropriate option for the BHA.

The BHA will not select a proposal for or enter into an agreement to provide project-based Section 8 assistance unless the BHA has determined that project-based assistance at the proposed site is consistent with the above goals of deconcentrating poverty and expanding housing and economic opportunities, meets applicable standards for deconcentrating poverty and takes into consideration the following factors:

- A. Whether the census tract in which the proposed development will be located is in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community; and
- B. Whether the proposed development will be located in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition; and
- C. Whether the census tract in which the proposed development will be located is undergoing significant revitalization; and
- D. Whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the community's deconcentration goals; and
- E. Whether new market rate units are being developed in the same census tract where the proposed development will be located and the likelihood that such market rate units will positively impact the poverty rate in the area; and
- F. If the poverty rate in the area where the proposed development will be located is greater than 20 percent according to the most recent U.S. Census, whether, in the past five years, there has been an overall decline in the poverty rate; and
- G. Whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed development will be located; and
- H. Whether the proposed development is located near amenities such as public transportation, retail establishments, schools (if the proposed development is designed

to house families with school-age children), social, recreational, educational and health facilities and/or services typically found in neighborhoods of unassisted housing; and

- I. Whether the proposed development is located in a neighborhood subject to a locally-approved neighborhood improvement plan, such as the Downtown Plan, the West Berkeley Plan, the University Avenue Strategic Plan and the South Shattuck Strategic Plan; and
- J. Whether the proposed development is located near facilities and/or services offering opportunities for educational and economic advancement such as employment resource centers, libraries, and institutions of higher education.

RESOLUTION NO. ##,###-N.S.

APPROVING THE SELECTION OF THE OXFORD PLAZA SITE FOR SECTION 8 PROJECT-BASED ASSISTANCE AND FINDING THAT THE SITE IS CONSISTENT WITH THE GOAL OF DECONCENTRATING POVERTY AND EXPANDING HOUSING AND ECONOMIC OPPORTUNITIES FOR LOW-INCOME PERSONS TAKING INTO ACCOUNT THE STANDARDS CONTAINED IN THE BERKELEY HOUSING AUTHORITY'S (BHA) ADMINISTRATIVE PLAN AS AMENDED ON FEBRUARY 27, 2007 AND THE BHA'S ANNUAL PLANS

WHEREAS, on February 27, 2007, the BHA Board amended its Administrative Plan to adopt requirements and standards designed to implement the BHA's goal of deconcentration of poverty and expanding economic opportunities for low-income persons in the administration of its Section 8 Project-Based Program (hereafter "Amendment"); and

WHEREAS, on February 27, 2007, the BHA Board also directed that the Amendment be made an informational addendum to its FY 2005 and 2006 Annual Plans; and

WHEREAS, through the amendment to its Administrative Plan and its adoption of the informational addendums to its FY 2005 and 2006 Annual Plans, the BHA Board determined that the use of project-based rather than tenant-based Section 8 assistance will serve the goal of deconcentrating poverty and expanding housing and economic opportunities and is, therefore, an appropriate option for the BHA; and

WHEREAS, in February 2005, the BHA reserved an allocation of project-based vouchers for Oxford Plaza, the proposed 97-unit affordable housing development which is part of the Oxford Street Development; and

WHEREAS, the BHA Board finds that the Oxford Plaza site meets the applicable criteria and standards set forth in the amended Administrative Plan and Agency Plan regarding deconcentration of poverty and expansion of housing and economic opportunities as reflected by the additional findings set forth below;

WHEREAS, the census tract where the Oxford Plaza site will be located (tract 4229) is located Berkeley's Downtown district which is undergoing significant revitalization as reflected by the following:

- The University of California at Berkeley campus is located directly across the street from the Oxford Plaza site.
- The University has recently published its Long Range Development Plan (LRDP) and this document states that it plans to develop approximately 800,000 square feet in the Downtown district.
- UC's plans include a major investment only one block away from Oxford Plaza in a new University Art Museum including a hotel and conference center.

- Since 1999, a total of 792 housing units in market-rate developments have been completed in the Downtown district.
- The majority of these buildings have commercial/retail and office space on the ground floor or are located next to commercial and retail establishments that offer a variety of services and amenities, including restaurants, bookstores, coffee shops, clothing and shoe stores and drug stores.
- The City has devoted resources to create a Downtown Arts District that has attracted two new theaters, a jazz school and a folk music club to the area.
- In addition, the District includes publicly funded Poetry Panels on Addison Street, various sculptures and art installations in public buildings and facilities including the public library and the Civic Center Fountain which draw patrons to the area and enhance the business climate making for a more attractive and livable neighborhood and more economic opportunities.
- The Zoning Adjustments Board has recently approved a 148-unit residential mixed-use development in the Downtown district at the intersection of University Avenue and Martin Luther King, Jr. Way, walking distance to the Oxford Plaza site, that will include a Trader Joe's grocery store on the ground floor commercial space. The grocery store will serve the Downtown residents and create jobs.
- Some new developments will include ground floor arts and community space as well. For example, Seagate is a new mixed-use development located in the Downtown's Arts District which will provide over 100 units of market-rate housing and ground floor arts and theater spaces as well as create new jobs.
- The City has also approved numerous applications for sit-down restaurants, a jazz night club to replace the old University Theater which is also located in the heart of Downtown, and a boutique hotel around the corner from the public library; and

WHEREAS, state, local, and federal dollars have been invested in the area that has assisted in the achievement of the community's deconcentration goals.

- The Oxford Plaza and David Brower Center project is using a combination of local and state funds and federal tax credits for both economic and housing development.
- Approximately \$6 million in state and local transportation funds have been invested in the Downtown Berkeley BART Plaza and Transit Area Design Implementation.
- An additional \$600,000 in state funds will be used to expand and upgrade the Downtown Berkeley BART Bikestation.
- \$1.5 million in state and local dollars were invested in the repair and renovation of the Martin Luther King, Jr. Civic Center Park.

- A one-time infusion of \$498,000 from Measure S bond funds supported a number of Downtown Berkeley Public Art projects in the Arts District; and

WHEREAS, new market rate units are being developed in the same census tract and there is a likelihood that such market rate units will positively impact the poverty rate in the area. For example, since 1999, a total of 792 housing units in market-rate developments have been completed in the Downtown district and the availability of such units is likely to positively impact the poverty rate in the area; and

WHEREAS, there are meaningful opportunities for educational and economic advancement in the census tract where the proposed development will be located.

- For example, University of California, Berkeley campus that is directly across the street from the Oxford Plaza site is the City's largest employer. In addition, it offers an excellent opportunity for educational advancement.
- The City of Berkeley's offices are also located in the Downtown district and is one of the biggest employers in Berkeley as well.
- Berkeley City College (BCC) is also located one block from the BART station, offers associate degree and professional programs. BCC also offers career and academic counseling services and financial supportive services to students. The new BCC building opened in the Fall of 2006 and also represents a major public investment in the neighborhood; and

WHEREAS, the proposed development is located near amenities such as public transportation, retail establishments, schools, social, recreational, educational and health facilities and services typically found in neighborhoods of unassisted housing; and

WHEREAS, the proposed development is located in a neighborhood subject to a locally-approved neighborhood improvement plan - the Downtown Plan.

WHEREAS, the proposed development is located near facilities and services offering opportunities for educational and economic advancement such as employment resource centers, libraries, and institutions of higher education; and

NOW THEREFORE, BE IT RESOLVED that based upon the above findings, the BHA Board approves the selection of the Oxford Plaza site for Section 8 Project-Based Assistance and finds that the site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities for low-income persons taking into account the standards contained in the BHA's Administrative Plan as amended on February 27, 2007 and the BHA's Agency Plan.