

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC HOUSING COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA, FOR A TERM OF 36 MONTHS AND UP TO 24 MONTHS OF EXTENSIONS FOR A TOTAL POTENTIAL TERM OF 60 MONTHS, FOR INDEPENDENCE PLAZA OPERATIONS AT NO COST TO THE CITY OF ALAMEDA, AND TO ADMINISTRATIVELY EXTEND THE TERM OF THE AGREEMENT AS NEEDED; AND TO ALLOW THE HOUSING AUTHORITY TO SECURE REPLACEMENT FUNDING FOR OPERATIONS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) “Faircloth to RAD” initiative (Faircloth to RAD) allows public housing authorities who produce replacement public housing units to receive additional funding and to convert these units promptly from public housing to long-term Section 8 project-based contracts under its Rental Assistance Demonstration; and

WHEREAS, the Housing Authority of the City of Alameda (AHA) is currently eligible for up to 120 Faircloth to RAD units; and

WHEREAS, AHA proposes to commit 120 Faircloth to RAD units initially for public housing to be converted to Section 8 project-based vouchers (PBV) at Independence Plaza, a 186-unit complex in good condition owned by AHA; and

WHEREAS, the commitment of PBV to Independence Plaza will enable AHA to reduce tenant rent burdens, operate Independence Plaza on a more sustainable basis for the long term by replacing expiring funding from the Successor Agency to the Community Improvement Commission and possibly receive funding that AHA can use for additional affordable housing purposes; and

WHEREAS, as a requirement of HUD and as a condition of Faircloth to RAD, Independence Plaza must meet all general public housing requirements including coverage by a Cooperation Agreement between the City of Alameda (City) and AHA that will assure that Independence Plaza is tax-exempt and that the City will provide the property and its tenants public services and facilities of the same character and to the same extent as are furnished without cost or charge to other dwellings and inhabitants in Alameda; and

WHEREAS, prompt approval of the proposed amendments to the Cooperation Agreement is needed to allow HUD approval and implementation of AHA’s Faircloth to RAD on a schedule that will allow HUD to commit PBV funds in 2025.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Alameda authorization of the City Manager to execute a Public Housing Cooperation Agreement with the Housing Authority of the City of Alameda, for a term of 36 months and up to 24

months of extensions for a total potential term of 60 months, for Independence Plaza operations at no cost to the City of Alameda, and to administratively extend the term of the agreement as needed; and to allow the Housing Authority to secure replacement funding for operations.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 6<sup>th</sup> day of November 2024, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this 7<sup>th</sup> day of November 2024.

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Lara Weisiger, City Clerk  
City of Alameda

APPROVED AS TO FORM:

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Yibin Shen, City Attorney  
City of Alameda