



Office of the City Manager

CONSENT CALENDAR
January 21, 2025

To: Honorable Mayor and Members of the City Council
 From: Paul Buddenhagen, City Manager
 Submitted by: Scott Gilman, Director, Health, Housing, and Community Services
 Subject: Contract No. 32100126 Amendment: Anjanette Scott LLC for Housing Consultant Services

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or designee to execute an amendment to Contract No. 32100126 with Anjanette Scott LLC increasing the contract by \$30,000 for consulting services in a total amount not to exceed \$205,000, and extending the contract end date to June 30, 2026.

FISCAL IMPACTS OF RECOMMENDATION

The total not-to-exceed amount of this contract will be \$205,000. Resources for the contract will be provided from the administrative set-aside in the Affordable Housing Mitigation Fee Fund (FUND 120) allocated to the Department of Health, Housing and Community Services' Housing and Community Services Division (HHCS/HCS), approved through the FY2025 Annual Appropriations Ordinance #1.

CURRENT SITUATION AND ITS EFFECTS

The City has a contract with Anjanette Scott LLC to provide project management services for the Housing Trust Fund program. These services include reviewing and underwriting project proposals, drafting loan documents, managing projects under development, reviewing draw requests, providing trainings to staff, and supporting other work of the Housing Trust Fund and Below Market Rate programs as needed.

The current contract with Anjanette Scott LLC expires on June 30, 2025. Staff request an extension of the current contract to June 30, 2026. The contract was previously extended through a Council-approved extension on May 14, 2024 with Resolution No. 71,323-N.S.

The City has a robust pipeline of affordable housing developments, and the work required to support the existing projects exceeds the capacity of current housing staff. Ms. Scott brings a high level of housing development experience and can support current needs while HCS increases its capacity.

BACKGROUND

Anjanette Scott LLC entered into the current contract with the City on February 7, 2021 to provide project management services to support the City’s affordable housing programs, particularly the Housing Trust Fund program. In response to the continued need for outside project management support, the contract was amended on August 1, 2021 to extend the contract and increase the total amount to \$50,000. Due to ongoing need for staffing support, Council approved an additional extension on March 8, 2022, adding \$50,000 to the contract for a new total not to exceed \$100,000. On April 11, 2023, Council approved an increase adding \$50,000 for a new total not to exceed \$150,000. On May 14, 2024, Council approved an increase adding \$25,000 for a new total not to exceed \$175,000.

The consultant participated in construction and management meetings for multiple Housing Trust Fund projects, reviewed project draw requests, reviewed and assessed funding applications received through the City’s 2022 and 2023 Homekey Request for Proposals processes, drafted loan documents for Housing Trust Fund projects, trained new and existing staff in affordable housing project management, and provided general project management support on housing projects as needed. The consultant has provided critical support in a time of unprecedented housing activity, and staff request extending the contract to ensure continuous support for housing programs and projects.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no environmental impacts related to amending the consultant contract.

RATIONALE FOR RECOMMENDATION

In recent years, the City has funded an unprecedented number of affordable housing projects thanks to new affordable housing funding sources. The amount and complexity of project work now required exceeds HHCS/HCS’ current capacity. HHCS/HCS is working to fill vacant positions, and recommend extending Anjanette Scott LLC’s contract in the meantime.

ALTERNATIVE ACTIONS CONSIDERED

If the Department is unable to amend and extend the contract with Anjanette Scott LLC, staff will not be able to adequately support the affordable housing projects in the City’s pipeline.

CONTACT PERSON

Jenny Wyant, Acting Program Manager, HHCS, (510) 981-5228

Attachment:
1: Resolution

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

CONTRACT NO. 32100126 AMENDMENT: PERSONAL SERVICES CONTRACT
WITH ANJANETTE SCOTT LLC

WHEREAS, the City Council established a Housing Trust Fund (HTF) program to assist in the development and expansion of housing affordable to low- and moderate-income persons who either work or reside within the City of Berkeley, and authorized the City Manager to implement the HTF program; and

WHEREAS, on February 7, 2021, the Health, Housing and Community Services Department entered into a contract with Anjanette Scott LLC (contract # 32100126) to provide project management support to the City's affordable housing programs including the HTF program and Below Market Rate program as needed; and

WHEREAS, due to ongoing project management support needs, the City Manager approved an amendment to the contract on August 1, 2021, and on March 8, 2022, an additional amendment was approved by Council with Resolution 70,245-N.S for a combined total not to exceed \$100,000, and on April 11, 2023, an amendment to the contract was approved by Council with Resolution 70,756-N.S. for a total amount not to exceed \$150,000, an amendment to the contract was approved by Council with Resolution 71,323-N.S. for a total amount not to exceed \$175,000; and

WHEREAS, Anjanette Scott LLC continues to provide critical support to the affordable housing programs, and staff identified an ongoing need to provide coverage and support to housing developments with City funding reservations.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that City Manager is authorized to amend Contract No. 32100126 with Anjanette Scott LLC for personal services to add up to \$30,000 from Fund 120 for a total not to exceed amount of up to \$205,000, and extend the contract to June 30, 2026.

BE IT FURTHER RESOLVED the City Manager or designee, is hereby authorized to execute all original or amended documents or agreements to effectuate this action; a signed copy of said documents, agreements and any amendments will be kept on file in the Office of City Clerk.

