



## Legislation Details

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<b>File #:</b>	23-1652	<b>Version:</b>	1
<b>Type:</b>	Agenda Item	<b>Status:</b>	Approved
<b>File created:</b>	8/23/2023	<b>In control:</b>	Board of Supervisors
<b>On agenda:</b>	10/17/2023	<b>Final action:</b>	10/17/2023
<b>Title:</b>	<p>Health and Human Services Agency (HHS) recommending the Board, acting as the Governing Board of the El Dorado County Public Housing Authority (PHA):</p> <p>1) Award eight proposals identified as qualified by the evaluation panel, received in response to Request for Proposal (RFP) Number 23-952-029, for dedicated project-based housing units for PHA referred clients eligible to receive housing vouchers, for a total award of 50 Project Based Vouchers (PBV), six of which are existing housing units and 44 of which are new construction housing units to be developed in the County, with the following specified number and type of PBVs by successful Proposers:</p> <p>a) Award 15 PBVs to Jamboree Housing Corporation, for assignment to new construction apartment units being developed in the County's Western Slope (212 Armory Drive, Placerville, CA 95667);</p> <p>b) Award 10 PBVs to Middletown Apartments Limited Partnership (LP), for assignment to new construction apartment units being developed in the County's Western Slope (Southeast corner of Cold Springs Road, Placerville, CA 95667);</p> <p>c) Award seven PBVs to The Related Companies of California, Limited Liability Corporation (LLC) (TRCC), for the Sugar Pine Village Phase 1B development, for assignment to new construction apartment units being developed in the County's Eastern Slope (1860 Lake Tahoe Boulevard, South Lake Tahoe, CA 96150);</p> <p>d) Award seven PBVs to TRCC, for the Sugar Pine Village Phase 2B development, for assignment to new construction apartment units being developed in the County's Eastern Slope (1860 Lake Tahoe Boulevard, South Lake Tahoe, CA 96150);</p> <p>e) Award two PBVs to TRCC, for the Sugar Pine Village 2A (Phase 3) development, for assignment to new apartment construction units being developed in the County's Eastern Slope (1860 Lake Tahoe Boulevard, South Lake Tahoe, CA 96150);</p> <p>f) Award three PBVs to Mallard Apartments LP, for assignment to new construction apartment units being developed in the County's Western Slope (Southwest Corner of Mallard Lane and McIntosh Drive, Placerville, CA 95667);</p> <p>g) Award three PBVs to Tahoe Coalition for the Homeless (TCH), for existing apartment units in the Bird's Nest property located in the County's Eastern Slope (2215 Lake Tahoe Boulevard, South Lake Tahoe, CA 96150); and</p> <p>h) Award three PBVs to TCH, for existing apartment units in the Red Lodge property located in the County's Eastern Slope (1137 Emerald Bay Road, South Lake Tahoe, CA 96150).</p> <p>2) Authorize HHS to negotiate and enter into the six Agreements for the 44 PBVs awarded through this RFP for new construction units, with the selected Proposers utilizing the "Agreement to Enter into a Housing Assistance Payment (AHAP)" contract template attached, provided by the United States Department of Housing and Urban Development (HUD) for new construction units, which has been approved by County Counsel, and has no compensation:</p> <p>a) Authorize HHS to negotiate an AHAP with the Jamboree Housing Corporation, for the 15 new project-based construction units, consistent with United States Department of Housing and Urban Development (HUD) requirements;</p> <p>b) Authorize HHS to negotiate an AHAP with Middletown Apartments LP, for the 10 new project-based construction units, consistent with HUD requirements;</p> <p>c) Authorize HHS to negotiate an AHAP with TRCC, for the seven new project-based for the Sugar Pine Village Phase 1B construction units, consistent with HUD requirements;</p> <p>d) Authorize HHS to negotiate an AHAP with TRCC, for the seven new project-based for the Sugar Pine Village Phase 2B construction units, consistent with HUD requirements;</p> <p>e) Authorize HHS to negotiate an AHAP with TRCC, for the two new project-based Sugar Pine Village 2A (Phase 3) construction units, consistent with HUD requirements;</p>		

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- f) Authorize HHSA to negotiate an AHAP with Mallard Apartments LP, for the three new project-based construction units, consistent with HUD requirements;
- 3) Authorize HHSA to negotiate and enter into two Agreements for the six PBVs awarded through this RFP for existing housing units, with TCH, utilizing the "Housing Assistance Payment (HAP)" contract template attached, provided by HUD for existing housing units, which has been approved by County Counsel, for a term upon execution for up to 20 years:
  - a) Authorize HHSA to negotiate an AHAP with TCH, for the three existing project-based units in the Bird's Nest property in South Lake Tahoe, consistent with HUD requirements;
  - b) Authorize HHSA to negotiate an AHAP with TCH, for the three existing project-based units in the Red Lodge property in South Lake Tahoe, consistent with HUD requirements;
- 4) Authorize HHSA to enter into the six "Housing Assistance Payment (HAP)" contracts with the Proposers for the new construction units, contingent upon completion of the units and PHA acceptance of the units, indicating the units have been completed in accordance with the agreement and all evidence of completion has been submitted to HUD/PHA, with the Proposers listed in Item 2 above;
- 5) Delegate authority to the Purchasing Agent to execute the finalized agreements resulting from items 2-4 above, for a term upon execution for up to 20 years, consistent with the templates required by HUD for the AHAP contract for new construction units and HAP contract for either completed new construction units or existing housing units (as applicable based on housing type), and to execute amendments relating to these Agreements, which do not increase the term of the Agreements, contingent upon approval by County Counsel and Risk Management; and
- 6) Authorize the HHSA Director, or the Chief Assistant Director, to execute programmatic, administrative, and fiscal documents relating to these Agreements.

FUNDING: 100% Federal HUD funded project-based housing subsidies. The PBVs act as subsidies to property owners for rent costs, supplementing the difference between a qualifying individual's income and established fair market rents for the housing units.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - HUD Existing Housing HAP Contract Template - Parts 1 & 2, 2. B - HUD New Construction AHAP Contract Template - Parts 1 & 2, 3. C - HUD New Construction HAP Contract Template - Parts 1 & 2, 4. D - HUD HAP Contract Addendum for PBV Leases, 5. E - County Counsel Approved Blue Route- HUD Contract Templates, 6. F - 23-952-029 PBV RFP, 7. Public Comment BOS Rcvd. 10-16-2023

Date	Ver.	Action By	Action	Result
10/17/2023	1	Board of Supervisors	Approved	Pass