



## Legislation Text

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**File #:** 07-290, **Version:** 2

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Chief Administrative Office, Procurement and Contracts Division, recommending award of Request for Proposal 07-918-080 for Project-Based Voucher Program to the sole qualified respondent, American Baptist Homes of the West of Pleasanton, California; (2) and the Director of the Public Housing Authority be authorized to execute an agreement for new construction of six (6) units based on rents affordable to seniors at 45% AMI (area median income) to be assisted by Project-Based assistance under the Section 8 House Choice Voucher Program for a period of up to ten (10) years providing funding is available, subsidy layering review completion, and upon County Counsel and Risk Management review and approval.

**RECOMMENDED ACTION:** Approve.

**FUNDING:** Department of Housing and Urban Development through the Section 8 Choice Voucher Program.

**REASON FOR RECOMMENDATION:** At the request of the Human Services Department, Community Services Division, the Procurement and Contracts Division issued a Request for Proposal for Project-Based Vouchers. The sole, qualified respondent is American Baptist Homes of the West of Pleasanton, California.

The goals of the El Dorado County Public Housing Authority (EDCPHA) are to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. EDCPHA is targeting Project-Based Voucher assistance in Census Tracts where the poverty level is less than 20% and the vouchers allocated will be fully leased within twenty-four (24) months of the award. Owners of properties located within impacted areas are invited to apply for project-based vouchers with the understanding that, if awarded, EDCPHA must seek a waiver of the 20% poverty threshold for the United States Department Housing and Urban Development (HUD). Any such awards would be made contingent upon HUD approval.

Further, the goal of the Project-Based Voucher program which is to expand the supply of affordable housing across a broad continuum of housing types and locations within the incorporated and unincorporated areas of El Dorado County by making a wide variety of housing choices available to qualified low-income households, and providing housing to the largest number of people as quickly and as reasonably possible. Owners are advised that no more than 25% of any building containing more than 4 units may receive project-based assistance, unless the building is primarily intended for disabled families and/or a building has 4 units or less.

Units currently under a tenant-based Housing Assistance Payments (HAP) contract, as well as any units receiving other duplicative Federal, State, or local housing subsidy, as determined by the HUD or by EDCPHA in accordance with HUD requirements, are ineligible to be project-based. Project-based Vouchers may not be used where it would cause any tenant to be permanently displaced. EDCPHA will attempt to qualify existing tenants for PBV, but if the tenant is ineligible for any reason, then the Public-Based Voucher may not be attached to that unit. All vacant units that are project-

based will be filled from the EDCPHA's waiting list.

Four (4) Requests for Proposals were mailed along with posting the RFP on the California Redevelopment Association website. No local vendors provide this type of service. One (1) qualified response was received from American Baptist Homes of the West. After review and evaluation of the proposal criteria, the Human Services, Community Services Division has determined the proposal from American Baptist Homes of the West to be the sole, qualified respondent. The proposal responses were reviewed and evaluated by staff in the Human Services, Community Services Division and Development Services, Planning Division. The proposal response was evaluated on the basis of:

Project Qualifications

- Provides housing to low-income households
- Project readiness
- Furthers goals of EDCPHA and Project-Based Voucher program
- Meets site criteria

Profile

- Ability to meet schedule
- Ability to dedicate staff
- Education background of firm/staff

References

Financial Package

Proposal Content

- Compliance with administrative requirements
- Thoroughness

The County officer or employee with responsibility for administering this Agreement is Joyce Aldrich, Program Manager, Human Services, Community Services Division, or successor.

**FISCAL IMPACT/CHANGE TO NET COUNTY COST:** Procurement and Contracts has been advised that funding is available within the Human Services, Community Services Division budget (Department of Housing and Urban Development through the Section 8 Choice Voucher Program).

**ACTION TO BE TAKEN FOLLOWING APPROVAL:** Following Board approval, Human Services, Community Services Division will develop the AHAP Agreement with ABHOW for execution upon receipt of the subsidy layering review.

Contact: Bonnie H. Rich, Purchasing Agent x5940

Concurrences: