

22912

DATE: November 10, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs, Commissioner
Department of Planning

SUBJECT: Resolution authorizing the Exemption from the County of Westchester Procurement Policy and Procedures for an agreement with Legal Services of the Hudson Valley to provide legal services that will prevent the loss of affordable rental housing and to provide legal representation to tenants in subsidized housing complexes whose rights have been violated, pursuant to Section 3(a)xxi of the Westchester County Procurement Policy

The attached resolution authorizes the County of Westchester to enter into an agreement with Legal Services of the Hudson Valley (LSHV) to provide funding to prevent the loss of affordable housing rental units in multi-family dwellings. Legal Services of the Hudson Valley will work to prevent loss of affordable rental units where landlords/owners seek to opt out of affordable housings programs and to provide legal representation to tenants in subsidized housing complexes whose rights have been violated. The not-to-exceed amount is \$100,000.00, to be paid pursuant to an approved budget, and the term of the agreement is January 1, 2011 to December 31, 2011.

The Department is requesting this exemption because economically it is in the best interest of the County for these low income tenants to have access to the legal counsel and representation for unfair housing issues. These tenants would not otherwise have access to legal support without the assistance from LSHV. LSHV has been in business since the 1960's fulfilling their mission to keep families housed. Their legal services have allowed families to retain protective subsidized housing; they review municipal housing leases to address large housing issues; in the past year they have assisted over 1,180 residents who reside in various multi housing properties in Westchester County. LSHV requisite expertise and capacity to address the variety of housing issues in their three Westchester County locations which are in more urban areas where most of the multi-family buildings are located (White Plains, Yonkers and Mount Vernon) and are easily accessible to its clients and adequate to handle simultaneous court appearances in various locations. This is the third year LSHV will provide this service to the County.

In light of the above facts, it is proposed that the best interest of the County would be served by exempting this agreement from the procedures of the Westchester County Procurement Policy, pursuant to Section 3(a)(xxi) thereof. Accordingly, a resolution to exempt this procurement is hereby submitted for your consideration.

I recommend approval of this exemption.

EB/cp
Attachment

R E S O L U T I O N

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED, that pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, it is hereby determined that application of the procedural requirements contained therein, including the necessity of soliciting proposals, is neither cost effective nor expedient, and accordingly not in the best interests of the County in connection with the procurement of an agreement with Legal Services of the Hudson Valley for the provision of legal services that will prevent loss of affordable rental units through changes via renovations, demolitions, revitalizations and relocations or any other relevant building developments that affect a sustained housing supply or standards of habitability, affordability or rent-setting practices.

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