

DATE March 12, 2010

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Acting Commissioner

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and Westhab, Inc., for a Homeless Prevention and Rapid Rehousing Program (HPRP) to Administer the Medium Term Rental Assistance Payments to Facilitate the Disbursement of Rental Subsidies to Landlords on Behalf of the HPRP Clients

The attached resolution authorizes the County of Westchester to enter into an agreement with Westhab, Inc. to provide a grant from the Emergency Shelter Grant Program under the American Recovery and Reinvestment Act of 2009. The grant will be used for a Homeless Prevention and Rapid Rehousing Program providing medium term rental assistance payments to facilitate the disbursement of rental subsidies to landlords on behalf of the HPRP clients for the 18 month term that the clients are eligible for assistance. The amount of the grant is \$435,417.00, and the term is March 1, 2010, to December 31, 2011.

Westhab was founded in 1981 by a group of real estate professionals and activist clergy frustrated by the growing affordable housing crisis in Westchester County. A partnership with the Westchester County Department of Social Services led to the development of a new method of housing the homeless – using public assistance funds to preserve and expand good, low-income housing rather than continuing to pay for expensive and inadequate motel shelter. In the early 1990's the County asked Westhab to renovate and operate shelters. Westhab manages four shelters and continues to develop permanent affordable housing. They also provide employment training and youth services programs. Westhab is Westchester County's leading provider of housing and supportive services for low-income populations.

The agreement will serve the public purpose of helping to prevent homelessness in the Westchester County Consortium communities and promote fiscal responsibility.

The goal and objective of this agreement is to administer medium term rental assistance payments that will disburse rental subsidies to landlords on behalf of HPRP clients for 18 months. The clients are low-income families in imminent danger of becoming homeless within the Westchester Urban County Consortium communities and if necessary, residents from non-consortium communities can be assisted provided that funding is available to address this population. The agreement exhibits fiscal responsibility by providing funds from non-County sources. The program will be monitored by the Westchester County Department of Planning staff, who will review all payment requests to ensure all contractual requirements are met.

Should the agreement not be authorized, at least 65 persons will not receive the rent subsidies, thus these low income families may become homeless.

The Department of Planning issued a public Request For Proposals (RFP) on July 10, 2009, seeking non-profit housing agencies to provide eviction and homeless prevention services under three different funding programs. In accordance to the County of Westchester's Procurement Policy and Procedures, the RFP was posted on the County's website, posted on the Housing List Serve, and an e-mail was sent to twenty-eight (28) local agencies. As of August 3, 2009, eight (8) agencies submitted proposals (See Attachment 1) for the Homeless Prevention and Rapid Re-Housing Program (HPRP). Westhab, Inc., was the only agency that submitted a proposal under the rapid re-housing piece under the HPRP Program.

Act # 9-2008 was adopted February 4, 2008, by the Westchester County Board of Legislators and approved May 8, 2008, by the Board of Acquisition and Contract. This act authorizes the County of Westchester to accept and administer an approximately \$1,252,466.00 grant under the Emergency Shelter Grant Program from the United States Department of Housing and Urban Development. This project will be funded from this fiscal year.

I recommend approval of this agreement.

EB/dg
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 4-1-2010 - JOMARY VIEIRA, SECRETARY

RESOLUTION

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

RESOLVED, That the County of Westchester is hereby authorized to enter into an agreement with Westhab, Inc., through the Emergency Shelter Grant Program, in the amount of \$435,417.00 pursuant to an approved budget, for a period beginning March 1, 2010, and ending December 31, 2011, to conduct an HPRP –Medium Term Rental Subsidy Program for the benefit of the Westchester Urban County Consortium communities and non-consortium residents, if necessary. The program will include, but is not limited to, providing medium term rental assistance payments to facilitate the disbursement of rental subsidies to landlords on behalf of the HPRP clients for 18 months. It is anticipated that at least 65 persons will participate in this program, and be it further

RESOLVED, That the County Executive or his duly authorized designee is authorized to execute any documents and take any actions necessary to effectuate purposes hereof.

Account to be Charged/Credited

		Major Program, Program & Phase	Object/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
263	19	9741	4380	T974	\$435,417.00

Budget Funding Year(s) (must match resolution) FY 2008 Start Date March 1, 2010 End Date December 31, 2011

Funding Source Tax Dollars _____
 State Aid _____

\$435,417.00 Federal Aid \$435,417.00 – U.S. Department of Housing and Urban Development
 (must match resolution) Other _____

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APPROVED BOARD OF ACQUISITION & CONTRACT - 4-1-2010 BY JOMARY VIERA, SECRETARY

Westchester County - HPRP Funds					
Revised March 2010		HPRP (funding through FY 2008 ESG program)			
		Year 1		Year 2	
Agency's Name	Program Description	Homeless Prevention	Case Management	Homeless Prevention	Case Management
Westchester Coalition for the Hungry & Homeless, Inc. - Eviction Prevention Program	WCHH provides case management and rental assistance to households who are facing eviction proceedings.	50,000	50,000	50,000	50,000
Westhab, Inc. - Westhab Rapid ReHousing Program/Home Finding Program	Under this Program, Westhab propose two services under the HPRP and ESG funds; however, only the rapid re-housing portion of the proposal will be funded with HPRP funds. Funding will be used to pay for rental subsidies to landlords on behalf of HPRP clients for a period not to exceed 18 months to secure housing stability.	396,000	39,417	0	0
Westchester Residential Opportunities, Inc.	WRO seeks to continue its existing eviction prevention/rental subsidy and utility shut-off assistance within the Consortium communities. WRO is also requesting funds to hire a part-time counselor that will provide case management services.	75,000	40,000	75,000	40,000
Westchester Mediation Center of CLUSTER, Inc.	CLUSTER will provide assistance to low-income households who are capable of capturing future rents but have fallen behind and are facing eviction. Funding will be used for rent arrears to prevent homelessness. If preserving housing is not an option, then assistance will be provided in the form of security deposit/1st month's rent to secure permanent affordable housing.	75,000	29,000	75,000	29,000
Westchester Hispanic Coalition, Inc. Housing Resource and Retention Program	This program provides legal assistance, rental assistance, landlord mediation and translation and benefits advocacy that will prevent the initial incidence of homelessness.	50,000	40,000	50,000	40,000
Human Development Services of Westchester - Eviction Prevention Program	To continue administering its eviction prevention program by providing intensive/supportive case management services and eviction prevention services.	50,000	41,000	50,000	41,000
The Preservation Company, Inc. - WC Eviction Prevention Northern Westchester	This agency is applying for funds to assist with the payment of one month's rental arrears, 1st month's rent, security deposits, utility payments and one month's mortgage arrears and homeless prevention case management services.	0	0	0	0
Catholic Charities Community Services	To provide housing assistance and case management for people facing evictions.	0	0	0	0
Total		\$696,000	\$239,417	\$300,000	\$200,000

APPROVED BOARD OF ACQUISITION