

19678

DATE: June 10, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner, Department of Planning

SUBJECT: Resolution authorizing an Exemption from the County of Westchester Procurement Policy and Procedures for an Agreement with The Housing Action Council, Inc., to provide Technical Assistance to Not-for-Profit Developers of New Fair and Affordable Housing Developments, pursuant to Section 3(a)xxi of the Westchester County Procurement Policy

For many years, the County of Westchester has retained the Housing Action Council, Inc., (HAC) to provide technical assistance to not-for-profit developers of fair and affordable housing. The technical assistance includes but is not limited to: facilitating the development and preservation of affordable housing by assisting 11 affordable housing developments sponsored by not-for-profit organizations and/or local housing boards with grant application processes, determining financial feasibility, securing federal, state and private funds for, and other matters related to the development, preservation and improvement of affordable housing. The amount of the agreement shall not exceed \$100,000.00, pursuant to an approved budget, and the term of the agreement is January 1, 2011 to December 31, 2011.

Organized in 1974, the Housing Action Council is a HUD-certified not-for-profit organization charged with expanding and preserving housing opportunities for low and moderate income households, including special needs populations. Its role is that of a catalyst, providing technical assistance to community organizations, human service organizations, not-for-profit and limited profit developers, and municipalities to carry out successful fair and affordable housing developments. HAC helps to identify sites, assess feasibility, secure financing, negotiate local approvals, and coordinate the development process. It also advises boards of directors on the development process, forms development entities, and assists in building the capacity of organizations to develop housing. During the past ten years, the HAC has helped facilitate the development of over 1,500 housing units throughout Westchester County, including rental and homeownership.

This agreement will serve the public purpose of providing fair and affordable housing and exhibiting fiscal responsibility through the increase in tax revenue.

Housing Action Council is one of only four HUD-certified housing counseling agencies in Westchester, of these four agencies, HAC is the only agency with practical development knowledge and experience. HAC has been the successful applicant on numerous applications to New York State for housing financing. HAC is the only non-profit agency equipped to conduct this type of service. Based upon the foregoing facts, it would be in the best interest of the County of Westchester to continue to retain Housing Action Council, Inc., to provide those technical services.

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. .

A separate resolution of even date requesting authority to enter into an agreement with Housing Action Council, Inc., for the above-mentioned services is being submitted for your approval.

I recommend approval of this exemption.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/30/2011 - JOMAR VEIRA, SECRETARY

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 procedure requirements contained therein, including the necessity of soliciting proposals, is neither cost effective nor expedient, and accordingly, not in the best interest of the County in conjunction with the procurement of an agreement with Housing Action Council, Inc., for the provision of technical assistance to not-for-profit developers of fair and affordable housing in Westchester County.

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/30/2011 - JOYNTA VERA, SECRETARY