



George Latimer
County Executive

Department of Social Services

Leonard G. Townes
Commissioner

93404

DATE: May 13, 2022

TO: Board of Acquisition and Contract

FROM: Leonard G. Townes
Commissioner, Department of Social Services

SUBJECT: Resolution to exempt from the Westchester County Procurement Policy and Procedures, pursuant to Section 3(a)(xxi) thereof, the procurement of an amendment to the County’s agreement with each of three (3) vendors, pursuant to which each vendor agreed to provide one (1) specified zone with an Emergency Housing Assistance Program.

Authority is respectfully requested from your Honorable Board to exempt from the Westchester County Procurement Policy and Procedures, pursuant to Section 3(a)(xxi) thereof, the procurement of an amendment to each agreement (collectively, the “Amendments”) between the County of Westchester (the “County”) and each of the three (3) entities specified below (collectively, the “Agreements”), pursuant to which each entity is currently obligated to provide the zone specified below (each a “Zone”) with an Emergency Housing Assistance Program, consisting of the provision of ‘emergency housing units’ and related housing services to customers deemed eligible for temporary housing assistance by the Department of Social Services (“DSS”), (the “Services”) for the period from January 1, 2017 through June 30, 2022, and for the respective total not-to-exceed amounts specified below:

Entity	Zone	Total Not-To-Exceed Amount 1/1/17 through 6/30/22
1.) Westhab, Inc. (“Westhab”)	Yonkers City School District	\$23,280,425.00
2.) Community Housing Innovations, Inc. (“CHI”)	Mount Vernon City School District and New Rochelle City School District	\$14,685,531.00
3.) Interfaith Council For Action, Inc. (“IFCA”)	Peekskill City School District and Hendrick Hudson Central School District	\$ 3,787,870.00

Under each of the proposed Amendments, each of the Agreements would be modified by, 1.) extending the term of each by six (6) months, to a new expiration date of December 31, 2022; 2.) increasing the not-to-exceed amount of each by the respective amounts shown below, to the respective new total amounts shown below, to pay for the Services during the extended term; and 3.) modifying the budget of each in order to allocate the additional funds:

<u>Agreement with Entity</u>	<u>Increase in Not-To-Exceed Amount for the 6-Month Extension</u>	<u>New Total Not-To-Exceed Amount Through 12/31/22</u>
1.) Westhab	\$2,291,912.00	\$25,572,337.00
2.) CHI	\$1,463,810.00	\$16,149,341.00
3.) IFCA	\$ 293,446.00	\$ 4,081,316.00

The County anticipates continuing to require the Services. Therefore, DSS continued its preparations to issue a new request for proposals, in order to procure the Services for the period beyond June 30, 2022. However, these preparations have continued to be greatly complicated by DSS's significant uncertainty about its level of future need for the Services, given the impact of COVID-19, the previous and lingering impacts of the now-expired eviction moratorium in the State of New York, and myriad other interrelated current factors affecting the level of need for emergency housing units.

A substantial increase in evictions has materialized in Westchester County as a direct result of the ending of the eviction moratorium. There are thousands of backlogged eviction cases that will take months to adjudicate. In a four (4) month period (January through April), eviction cases heard in various housing courts in Westchester County have increased 1.1-fold. In some locations, over 30% of the cases heard have resulted in issuance of eviction notices.

DSS's current Emergency Housing Assistance Program is designed to provide temporary housing for families in Zones based on school districts, as shown above. DSS has concluded that four (4) months of eviction data is not sufficient data to determine how the Emergency Housing Assistance Program should be structured in the future. DSS believes that it needs more time to determine which locations within Westchester County require the most emergency housing resources. If DSS proceeded with a longer-term procurement of services now, DSS would expect to have to attempt to make corrections later, to adjust locations, types of support services needed, and numbers of units. All of those factors will be impacted by the newest, most real-time data from eviction courts that will come out over the next several months.

Therefore, DSS has determined that the exigency that has continued to be presented by these complicating factors and the related uncertainty has made it most logical and appropriate to seek an additional short-term extension of the Agreements, at the same four percent (4%) increase in total costs, as compared to 2021, as for the earlier extension for the first six months of 2022. DSS's current expectation is that it will have significantly greater clarity about its future need for the Services over the next few

months. Therefore, DSS believes that it is in the best interests of the County to extend the term of each of the Agreements by six (6) months, to a new expiration date of December 31, 2022, on the above-specified cost terms, with the intention of issuing a request for proposals for the Services for the period starting January 1, 2023.

Based upon the foregoing, it is proposed that the best interests of the County would be served by exempting from the Westchester County Procurement Policy and Procedures, pursuant to Section 3(a)(xxi) thereof, the procurement of the Amendments to the Agreements.

Accordingly, a resolution to exempt this procurement is hereby submitted for your consideration.

LGT/MC/bdm/nn

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/09/2022 - RAYMOND SCUKKY, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Social Services, 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 of Westchester (the "County") in connection with the procurement of an amendment to each agreement between the County and each of the three (3) entities specified below, pursuant to each of which each entity is currently obligated to provide the zone specified below with an Emergency Housing Assistance Program, consisting of the provision of 'emergency housing units' and related housing service to customers deemed eligible for temporary housing assistance (the "Services"), for the period from January 1, 2017 through June 30, 2022, and for the respective zones and total not-to-exceed amounts specified below:

<u>Entity</u>	<u>Zone</u>	<u>Total Not-To-Exceed Amount 1/1/17 through 6/30/22</u>
1.) Westhab, Inc. ("Westhab")	Yonkers City School District	\$23,280,425.00
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by, 1.) extending the term of each by six (6) months, to a new expiration date of December 31, 2022; 2.) increasing the not-to-exceed amount of each by the respective amounts shown below, to the respective new total amounts shown below, to pay for the Services during the extended term; and 3.) modifying the budget of each in order to allocate the additional funds:

<u>Agreement with Entity</u>	<u>Increase in Not-To-Exceed Amount for the 6-Month Extension</u>	<u>New Total Not-To-Exceed Amount Through 12/31/22</u>
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