



Mendocino County

Legislation Text

File #: 20-0386, Version: 1

To: Board of Supervisors

From: Health and Human Services Agency

Meeting Date: May 19, 2020

Department Contact: Tammy Moss Chandler

Phone: 463-7774

Department Contact: Megan Van Sant

Phone: 463-7733

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

Approval of Agreement with Rural Communities Housing Development Corporation in the Amount of \$983,414.86 on Behalf of the Mendocino County Homeless Services Continuum of Care to Support Phase II of Development of Orr Creek Commons for Permanent Supportive Housing in Ukiah, Effective Upon Signing Through December 31, 2022; and Adoption of Resolution Authorizing the Mendocino County Chief Executive Officer or Designee to Execute Agreements and Take All Other Necessary Actions to Carry Out Purpose of Said Agreement

Recommended Action/Motion:

Approve Agreement with Rural Communities Housing Development Corporation in the amount of \$983,414.86 on behalf of the Mendocino County Homeless Services Continuum of Care to support Phase II of development of Orr Creek Commons for permanent supportive housing in Ukiah, effective upon signing through December 31, 2022; authorize the Health and Human Services Agency Director or designee to sign any amendments to the Agreement that do not increase the amount; adopt Resolution authorizing the Mendocino County Chief Executive Officer or designee to execute agreements and take all other necessary actions to carry out purpose of said Agreement; and authorize Chair to sign same.

Previous Board/Board Committee Actions:

November 13, 2018, Item 5(l): Presentation from the Health and Human Services Agency outlining the availability of Homeless Emergency Aid Program (HEAP) Funds;
December 18, 2018, Item 5(o): Presentation from the Health and Human Services Agency (following the Board-appointed Ad Hoc Committee's meeting with the Mendocino County Homeless Services Continuum of Care), after which the Board approved the HEAP application, authorized acceptance of the HEAP Revenue Agreement, and adopted Resolution 18-208 declaring a shelter crisis within the unincorporated areas of Mendocino County.

Summary of Request:

Rural Communities Housing Development Corporation (RCHDC) is currently developing a new property in Ukiah that includes Permanent Supportive Housing. This new property, known as Orr Creek Commons, is located at 509 Brush Street, Ukiah. When complete, it will consist of 80 units and provide for a mixed population of individuals and families.

Before applying for Homeless Emergency Aid Program (HEAP) funds in December of 2018, the Mendocino County Homeless Services Continuum of Care (MCHSCoC) issued a Request for Projects in order to determine potential recipients of HEAP funds. MCHSCoC chose to support RCHDC's development of Orr Creek Commons in addition to several other capital development projects throughout Mendocino County. The Health and Human Services Agency (HHSA), acting as the administrative entity for MCHSCoC, requests Board approval of the proposed Agreement, which supports Phase II of development and reserves 19 "HEAP" units for people experiencing homelessness.

Additionally, HHSA requests specific authority for Mendocino County's Chief Executive Officer to be able to execute supplemental agreements and to take other actions necessary to carry out the purpose of the proposed Agreement with RCHDC. These additional agreements, which may include a regulatory agreement and a promissory note secured by a deed of trust, will not be available before RCHDC has secured the funding. All additional documents will be thoroughly reviewed and approved by County Counsel as well as an outside legal firm that specializes in real estate transactions. In order to be able to effectively manage the County's rights and responsibilities, both before and after development of the property, additional authority for the Chief Executive Officer will provide smoother operations and timely handling without the need for continual Board approval.

Alternative Action/Motion:

Return to staff for alternative handling.

Supervisory District: All

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: HEAP Funds

current f/y cost: \$983,414.86

annual recurring cost: \$0

budget clarification:

budgeted in current f/y: Yes

if no, please describe:

revenue agreement: No

Agreement/Resolution/Ordinance Approved by County Counsel: Yes

CEO Liaison: Darcie Antle, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Lindsey Dunham, Deputy Clerk I

Date: May 20, 2020

Note to Department Number of Original Agreements
Returned to Dept: 0 Original Agreement Delivered to
Auditor? No

Final Status: **Adopted**

Executed Item: **Resolution** Number: 20-058
and Agreement Number: 20-046

