RESOLUTION NO. 212-2005

Adopted December 20, 2005

AUTHORIZING A TWO YEAR AND SIX MONTH HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS RENTAL SUBSIDY AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO FOR THE HOPWA RENTAL ASSISTANCE PROGRAM IN AN ANNUAL AMOUNT NOT TO EXCEED $3,250,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED $8,125,000; HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the “Agency”) administers the federal Housing Opportunities for Persons with AIDS (“HOPWA”) Program for San Francisco, and has established a rental assistance program providing rent subsidies to medically and income qualified persons as one component of the HOPWA Program (the “HOPWA Rental Assistance Program” or “Program”).

2. On August 30, 1994, the Agency Commission authorized a Program Administration Agreement (the “Program Administration Agreement”) with the Housing Authority of the City and County of San Francisco (the “Housing Authority”) to administer and distribute rental subsidies through the HOPWA Rental Assistance Program.

3. On April 15, 1999, the Agency issued a Request for Qualifications (“RFQ”) for the Program Administration and the Supportive Services components (the “Program Administration Portion” and the “Supportive Services Portion”) of the HOPWA Rental Assistance Program for the distribution and administration of rental subsidies for the Program in compliance with the HUD Regulations for HOPWA pursuant to 24 CFR § 574.300(b)(5). On October 26, 1999, the Agency Commission approved staff’s recommendation to enter into a HOPWA Rental Subsidy Agreement (the “First Rental Subsidy Agreement”) with the Housing Authority for the distribution and administration of rental subsidies.

4. On April 15, 1999, the Agency Commission also approved staff’s recommendation to enter into a HOPWA services contract with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation (“CCCYO”), to provide initial certification and supportive services to HOPWA rental subsidy recipients referred for initial eligibility from the HIV Housing Wait List. The Housing Authority receives referrals from CCCYO and assists such persons through the steps of final certification for rental subsidies.
5. On June 25, 2002, the Agency Commission approved a new HOPWA Rental Subsidy Agreement (the “Agreement”) with the Housing Authority in an annual amount of $3,250,000, for the term beginning July 1, 2002 and ending on June 30, 2005 (the “Three Year Contract”).

6. On May 20, 2003, the Agency Commission approved a First Amendment to the Agreement with the Housing Authority in an amount not to exceed $530,000 for a total aggregate amount of $3,780,000, for the first year of the Three Year Contract, for the term beginning July 1, 2002 and ending on June 30, 2003.

7. On June 1, 2004, the Agency Commission approved a Second Amendment to the Agreement in an amount not to exceed $210,000, for the second year of the Three Year Contract, for a total aggregate amount of $3,460,000, for the program year ending June 30, 2004.

8. On April 7, 2005, the Agency issued a RFQ (the “2005 RFQ”), per the Agency’s purchasing policy to re-offer contracts after a three-year term, to solicit proposals from organizations to provide the Program Administration Portion and the Supportive Services Portion for the Rental Subsidy Program. It was anticipated that the review process would be completed within the current program year and a new three-year contract would commence on July 1, 2005.

9. On May 23, 2005, it came to staff’s attention that both members representing the CARE Council on the HOPWA Loan Committee had resigned and replacement members would not be recommended until the June 27, 2005 meeting. Replacement HOPWA Loan Committee members were approved by the CARE Council at its July 25, 2005 meeting, with final approval by the Mayor on September 8, 2005.

10. On June 21, 2005, the Agency Commission approved a Third Amendment to the Agreement in an amount not to exceed $812,500, for a three-month extension through September 30, 2005, for a total aggregate amount of $4,062,500, due to a delay in review by the HOPWA Loan Committee.

11. Subsequently, the Executive Director determined that further review of the 2005 RFQ submittals for the Program Administration Portion was required, including convening a new interview panel and reviewing information that staff acquired as a result of its due diligence following the initial interview process. As part of this process, the Program Administration applicants had another opportunity to present their qualifications to the panel.

12. Because of the delay in the review process, the Agency Commission approved a Fourth Amendment to the Agreement to extend the contract for three months to December 31, 2005 and to provide an additional $812,500 for rental subsidies during the extension period.
13. In November 2005, a new review panel was convened which consisted of two Agency representatives and two non-Agency representatives. The second panel concurred with the decision of the first panel and chose the Housing Authority to continue to administer the Program Administration Portion for the Rental Subsidy Program.

14. The Agency now desires to execute a HOPWA Rental Subsidy Agreement for the HOPWA Rental Assistance Program, with the Housing Authority, in an annual amount not to exceed $3,250,000, for a total amount not to exceed $8,125,000 for two years and six months.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute a HOPWA Rental Subsidy Agreement for the HOPWA Rental Assistance Program, with the Housing Authority of the City and County of San Francisco in an annual amount not to exceed $3,250,000, for a total aggregate amount not to exceed $8,125,000, for two years and six months, from January 1, 2005 to June 30, 2008, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel