



**RESOURCE
MANAGEMENT AGENCY
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
CONNIE CONWAY
District Two
PHILLIP A COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: April 1, 2008

Public Hearing Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)						
	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: 733-6291 ext. 4026						

SUBJECT: Approve an Agreement with Central Valley Christian Housing Development Inc. (CVC Housing)

REQUEST(S):
That the Board of Supervisors:

1. Approve an Agreement in the amount of \$795,000 with CVC Housing to provide project management for the Housing Rehabilitation Program funded by the County's 2008 Community Development Block Grant (CDBG) and Tulare County Redevelopment Agency (TCRA) Funds.
2. Authorize the Chairman of the Board to execute the agreement.

SUMMARY:
On March 25, 2008, the Board of Supervisors approved submittal of a 2008 CDBG grant application to the State of California Department of Housing and Community Development (HCD) for \$1.5 million to fund a public improvement project in Richgrove and to continue the County's Housing Rehabilitation Program (Program). The goal of the Program will be to rehabilitate approximately seven (7) income eligible owner-occupied homes in the Redevelopment Project Areas of Earlimart, Goshen, Ivanhoe and Richgrove.

The County may receive additional readiness points by selecting a project manager before submitting the application. Language is included in the agreement, which indicates that the contract is not effective unless the grant funds are actually awarded to the County.

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A Request for Proposals (RFP) was issued for project management services, with 1 response from CVC Housing.

CVC Housing proved to be the most responsive and responsible in their proposal. General evaluation criteria included:

1. Efficient and cost effective management and implementation;
2. Responsiveness to the RFP's Scope of Work categories; and,
3. The Project Manager's qualifications, references, and experience implementing and administering housing rehabilitation programs for low-income individuals and households.

CVC Housing met the basic requirements of all the items of evaluation and was the most responsive to the outlined Scope of Work. Based on their proposal, staff recommends that CVC Housing be awarded a contract to provide project management for the Housing Rehabilitation Program funded by the County's 2008 CDBG grant.

FISCAL IMPACT/FINANCING:

Advertisement of the RFP and staff expenses are grant eligible expenses. Contract costs will be paid from grant funds using Budget No. 001-230-4338 (\$450,000). Resolution # RA 2008-00 authorized commitment of local leverage from the following Redevelopment Project Areas: Earlimart Budget No. RE4-RE4-2000 (\$60,375), Goshen Budget No. RM4-RM4-2000 (\$86,250), Ivanhoe Budget No. RI4-RI4-2000 (\$25,875) and Richgrove Budget No. SG4-SG4-2000 (\$172,500). No Net County Costs.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

Quality of Life – The proposed Housing Rehabilitation Program will allow the County to preserve existing housing stock, which improves public health and welfare, and further attainment of a suitable and affordable housing environment.

Economic Well Being – The proposed Housing Rehabilitation Program will allow the County to provide much needed assistance to the low- and very low-income residents in the Redevelopment Project Areas of Earlimart, Goshen, Ivanhoe and Richgrove by providing housing assistance consistent with the County's General Plan, Housing Element.

ALTERNATIVES:

The County may contract with a different project manager or direct staff to carry out the Housing Rehabilitation Program; however, if staff is directed to implement the 2008 CDBG program, other projects will be delayed and the work program would require adjustment.

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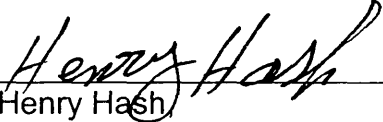
INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

State of California Department of Housing and Community Development to monitor the grant; County Counsel to review all documents; Auditor/Controller for accounting and funds disbursement; the Resource Management Agency Community and Development Services Branch - Community Development and Redevelopment Division to implement the grant; Tulare County Redevelopment Agency to provide leverage funds; and CVC Housing to provide project management.

SIGNATURE REQUIREMENTS:



William L. Hayter, Assistant RMA Director
Community & Development Services



Henry Hash
RMA Director

cc: Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment: Agreement for Project Management Services

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVING) RESOLUTION NO. _____
AN AGREEMENT WITH CENTRAL) AGREEMENT NO. _____
VALLEY CHRISTIAN HOUSING)
DEVELOPMENT INC. (CVC HOUSING))

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD APRIL 1, 2008, BY
THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

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