

RESOLUTION HR2020-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF NAPA,
STATE OF CALIFORNIA, AUTHORIZING THE EXECUTIVE
DIRECTOR TO EXECUTE A SERVICES AGREEMENT
WITH ABODE SERVICES IN AN AMOUNT NOT TO
EXCEED \$205,186, FOR THE SECTION 8 LANDLORD
MITIGATION AND INCENTIVE PROGRAM

WHEREAS, the Housing Authority of the City of Napa (hereafter the "Authority") administers the U.S. Department of Housing and Urban (HUD) Section 8 Housing Choice Voucher program throughout the County of Napa; and

WHEREAS, the Napa County rental market has a very low vacancy rate and rents are continuing to increase, both of which are factors which makes it difficult for many Section 8 Housing Choice Voucher holders to find housing; and

WHEREAS, many of these Section 8 Housing Choice Voucher holders are either homeless or at-risk of homelessness; and

WHEREAS, in October 2017, the Authority implemented a program to assist homeless and at-risk of homeless Section 8 Housing Choice voucher holders to find housing and to remain successfully housed (the "Program"); and

WHEREAS, the Program provides incentives to landlords agreeing to lease rental housing to Program participants and a loss mitigation pool to provide loss mitigation payments to landlords in the event a Program participant damages a unit in accordance with the Program guidelines; and

WHEREAS, Abode Services, a California non-profit, public benefit corporation, has successfully operated the Program since its launch in 2018; and

WHEREAS, the Authority issued a Request for Proposals (RFP) through the Public Purchase platform on July 10, 2020 for an operator to continue operating the Program; and

WHEREAS, ten firms, including Abode Services, opened the RFP; and

WHEREAS, Abode Services, a California nonprofit, public benefit corporation, submitted the sole proposal, which was reviewed by staff and determined to be fair and reasonable; and

WHEREAS, the Authority desires to enter into a Services Agreement with Abode Services to continue to operate the Program, including providing housing location and

case management services, to Program participants referred by the Housing Authority;
and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Napa, as follows:

1. The Authority Board finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the Authority's adoption of this Resolution.

2. The Authority Board authorizes the Executive Director to execute the Services Agreement with Abode Services in an amount not to exceed \$205,186, as set forth in Exhibit "A," attached hereto and incorporated herein by reference.

3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Commissioners of the Housing Authority of the City of Napa at a public meeting of said Housing Authority held on the 4th day of August 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
Authority Deputy Secretary

Approved as to form:

Michael W. Barrett
Authority General Counsel