



San Bernardino County

Legislation Text

File #: 774, Agenda Item #: 2

**REPORT/RECOMMENDATION TO THE BOARD OF GOVERNORS
OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

August 6, 2019

FROM

MARIA RAZO, Executive Director, Housing Authority of the County of San Bernardino

SUBJECT

Commitment of 31 Project-Based Vouchers to Desert Haven Apartments Housing Development in the City of Victorville

RECOMMENDATION(S)

1. Approve the commitment of 31 Project-Based Vouchers to Desert Haven Victorville, LP, a Limited Partnership developing the Desert Haven Apartments permanent supportive housing project, for a term of 20 years, subject to federal government appropriations.
 2. Authorize the Chairman of the Board of Governors, Chief Executive Officer or the Executive Director of the Housing Authority of the County of San Bernardino, upon consultation with Legal Counsel, to accept and sign ancillary documents or exhibits necessary or appropriate to carry out the commitment and to satisfy program rules and regulations pursuant to federal requirements.
 3. Direct the Executive Director of the Housing Authority of the County of San Bernardino to transmit all other executed documents or certificates to the Clerk of the Board within 30 days of execution.
- (Presenter: Maria Razo, Executive Director, 332-6305)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Provide for the Safety, Health and Social Service Needs of County Residents.

Pursue County Goals and Objectives by Working with Other Agencies.

FINANCIAL IMPACT

Approval of this item will not impact Discretionary General Funding (Net County Cost). Funding for Project-Based Vouchers (PBV) is derived from the Housing Authority of the County of San Bernardino's (HACSB) regular annual allocation of subsidies under the Housing Choice Voucher Program administered by HACSB on behalf of the U.S. Department of Housing and Urban Development (HUD).

The commitment of 31 PBV equates to an estimated monthly commitment of \$22,276 in rental subsidies, or \$267,312 annually for a total of \$5,346,240 over the 20 year term. This subsidy provides rent revenues sufficient to pay all operating costs of the project.

BACKGROUND INFORMATION

Approval of this item commits rental subsidies for 31 PBV for a 20-year term to support the development of the Desert Haven permanent supportive housing apartment community (Desert Haven Apartments), primarily for

homeless individuals in the Victorville area. HACSB has partnered for this Permanent Supportive Housing development with Housing Partners I, Inc. (HPI), the City of Victorville, the County of San Bernardino (County), and Inland Empire Health Plan (IEHP). Of the 31 PBV, five PBV will be committed to IEHP clients that are homeless or who may also be experiencing a mental and/or physical disability, and 26 PBV will be committed to clients that are chronically homeless households referred through the Coordinated Entry System. The commitment of PBV at Desert Haven Apartments will generate the rent revenues necessary to operate the site as a permanent supportive housing resource for homeless and chronically homeless individuals in direct support of the County's efforts to address chronic homelessness. In addition to creating a quality living space, the purpose of this project is also to provide extended social services on-site, in order to better serve the needs of the residents. HACSB has partnered with the County's Department of Behavioral Health (DBH) and IEHP to deliver the ongoing supportive services to the residents at Desert Haven Apartments. It is estimated that the project will be ready for occupancy by the fall of 2019.

The San Bernardino County Housing Commission reviewed this item on July 9, 2019, and recommended approval to the Board of Governors.

PROCUREMENT

Pursuant to HACSB's Local PBV program, HACSB has been authorized to utilize PBV at properties owned by HACSB or an affiliate of HACSB without requiring a competitive selection process as mandated by federal regulations. The commitment of PBV at Desert Haven Apartments is therefore proposed to be made to an ownership entity consisting of a Limited Partnership between HACSB and HPI, HACSB's development nonprofit affiliate.

REVIEW BY OTHERS

This item has been reviewed by Legal Counsel (Julie J. Surber, Principal Assistant County Counsel, 387-5455) on July 2, 2019; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on July 22, 2019 and Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-4599) on July 22, 2019.