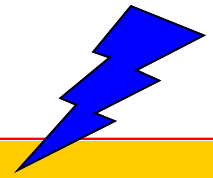


Action Item #1



January 27, 2023

ISSUE:

The Welfare and Institutions Code requires all contracts of two hundred fifty thousand dollars (\$250,000.00) or more must be approved by the governing board of the regional center.

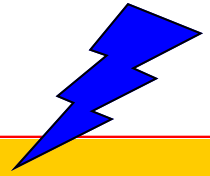
BACKGROUND:

There is an identified need for affordable housing for individuals who live independently or those seeking to live independently while receiving support services such as Supported Living Services (SLS). The Department of Developmental Services' (DDS') multi-family housing development process allows Regional Centers to request funding for approved projects. Projects must increase available affordable housing with housing units "set-aside" by the project developer for exclusive use by persons served through Far Northern Regional Center (FNRC). Multi-family development is funded through a Regional Center's Community Resource Development Plan (CRDP) approved by DDS.

In fiscal year (FY) '20/'21 DDS approved FNRC to receive \$750,000.00 in CRDP funding to develop a multi-family housing project. In May of 2021, FNRC awarded the project through a request for proposal review to Brilliant Corners, an approved Housing Development Organization (HDO). On May 21, 2021 the FNRC Board of Directors approved the project for contracting with Brilliant Corners. Following contract execution, Brilliant Corners worked with FNRC and DDS to develop an affordable housing project. To date, Brilliant Corners has been unable to deliver a multi-family housing project approved by DDS, in spite of their diligence and creativity. Such housing projects typically take multiple years to receive adequate funding approvals to begin construction. During the term of contract with Brilliant Corners minimal funding was expended to reimburse pre-development costs such as property inspections. The total amount of funds remaining for use pursuant to the FY '20/'21 multi-family project is \$739,130.00.

In August of 2022, FNRC met with DDS to review the status of the FY '20/'21 project. DDS identified an alternate non-profit housing development organization, Christian Church Homes (CCH). CCH has received local and state approval to develop 60 affordable housing units for seniors over the age of 62 located in Redding, CA. DDS has confirmed approval of the project concept with the developer, CCH. CCH has offered 9 "set-aside" units for exclusive use by individuals served through FNRC. FNRC and Brilliant Corners have agreed on a mutual termination of the previous contract allowing FNRC to move forward with a DDS-approved project to develop multi-family housing with CCH.

Action Item #1



January 27, 2023

Page 2

FISCAL IMPACT:

This is a new Community Resource Development Plan (CRDP) project funded by DDS, there is no increase in Purchase of Service (POS) costs from previous fiscal year.

CHANGES TO ORIGINAL SEPTEMBER 2022 BOD APPROVED

CONTRACT:

After receiving vendorization paperwork from provider, it was determined that the tax name originally given - Christian Church Homes was the incorrect tax name. This is to approve the correct tax name - Piper Way Senior Housing LP. There are no other changes to the original request.

ACTION REQUESTED:

The Board approve contract PS-2601 with Piper Way Senior Housing LP (Vendorization in process) for CRDP Start-up funding to develop a multi-family housing project effective October 1, 2022 through February 28, 2023 for a total maximum contract amount of up to \$739,130.00