

FAIRFIELD HOUSING AUTHORITY

RESOLUTION NO. HA2021-09

RESOLUTION OF THE FAIRFIELD HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXECUTE AND MAKE ANY CHANGES THAT MAY BE NEEDED TO EFFECTUATE THE LEASE AGREEMENT BETWEEN THE FAIRFIELD HOUSING AUTHORITY AND COMMUNITY ACTION NORTH BAY (CAN-B) FOR THE PROPERTY AT 710-724 OHIO STREET, AND TAKING OTHER RELATED ACTIONS

WHEREAS, the Fairfield Housing Authority (FHA) owns the property located at 710–724 Ohio Street and 311-315 Jefferson Street (collectively known as “Ohio Street Property”) in the City of Fairfield; and

WHEREAS, there is a critical need for emergency and transitional housing for those families or individuals that are homeless or near homeless in the City of Fairfield; and

WHEREAS, the FHA is currently engaged in completing a rehabilitation of Ohio Street Property that will address health, safety, and environmental items; and

WHEREAS, on December 1, 2020, the City Council approved Resolution 2020-232 approving the scope of work and awarding a contract to Pro Builders and updating the fiscal year (FY) 2020–2021 budget for the allocation of Low Mod and Community Development Block Grant (CDBG) funds for the rehabilitation of the Ohio Street Property; and

WHEREAS, on December 15, 2020, the City Council approved Resolution 2020-244 approving the CDBG substantial amendment to the FY2019–2020 Annual Action Plan which allocated \$150,000 for the homeless transitional housing operating expenses at the Ohio Street Property; and

WHEREAS, on December 15, 2020, the City Council approved Resolution 2020-245 approving the CDBG substantial amendment to the FY2020–2021 Annual Action Plan to reprogram funds and correct allocation of CDBG entitlement grant funding which reprogrammed and allocated \$320,000 for the rehabilitation of the Ohio Street Property; and

WHEREAS, the City issued a Request For Proposals (“RFP”) to invite qualified and experienced organizations to submit a written proposal to operate and manage the Ohio Street Property; and

WHEREAS, in order to ensure a fair and transparent process the City followed very clear and specific steps as part of the RFP; and

WHEREAS, the proposals for the RFP were due by 5:00 p.m. on April 19, 2021, and the Homeless Services Division received three on-time proposals, and one late submission that was rejected per the RFP guidelines; and

WHEREAS, based on the scoring of the submitted proposals the Rank and Review Panel recommended that CAN-B be the selected Program Operator / Property Manager for the Ohio Street Property; and

WHEREAS, CAN-B will lease the Ohio Street Property from the FHA for an annual rent of \$1.00 (the "Property Lease").

NOW, THEREFORE, THE FAIRFIELD HOUSING AUTHORITY HEREBY RESOLVES:

Section 1. The above recitals are true and correct and are a substantive part of this resolution.

Section 2. The executive director of the FHA, or his designee, is hereby authorized to execute the Lease after negotiating such additions or changes as necessary based on the final post-rehabilitation inspection of the Ohio Street Property scheduled for August 2021, and to do all things necessary or proper to implement the Lease.

Section 3. This resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). The Board finds that authorizing the executive director to sign the Property Lease is exempt from environmental review pursuant to CEQA Guidelines Section 15301, which exempts the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of existing public or private structures and facilities, involving a negligible expansion of a former use; and pursuant to Section 15303, which exempts conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure, including to apartments, duplexes, and similar structures designed for not more than six dwelling units in urbanized areas.

Section 4. The officers and staff of the FHA are hereby authorized and directed, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purpose of this Resolution, and any such actions previously taken are hereby ratified and confirmed.

Section 5. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of July 2021, by the following vote:

AYES: COMMISSIONERS: PRICE / BERTANI / MOY / PANDURO / TIMM / TONNESEN / VACCARO

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

CHAIR

ATTEST:

ASSISTANT SECRETARY