

GMP Amendment

In the fall of 2018 Hillside Manor successfully received beneficial financing commitments to move forward with that property's extensive rehabilitation and to transition the site from Public Housing to a Low Income Housing Tax Credit (LIHTC) model that is a public/private partnership design. We used this for Easton Ridge redevelopment, it took the form of Limited Liability Partnership forming a LLC. The mechanism for moving from Public Housing to a public/private partnership is via HUD's RAD/Section 18 Blend program.

Walsh was chosen through competitive RFP as the contractor. This was approved by the BCC May of 2018 and an early work amendment (EWA) was brought before the board and approved in October of 2019 so that Walsh could begin the process of building investigations and subcontractor negotiations. In conjunction with County Procurement and County Counsel, the HACC Development Team has worked collaboratively to arrive at a Guaranteed Maximum Price (GMP) contract amendment. This will establish the maximum price Walsh may charge to perform the rehabilitation work. This needs to be approved for the work to go forward.

Omnibus Authorizing Resolution

We also need to submit an omnibus resolution for review and approval. This Omnibus Resolution provides the mechanism by which documents necessary for the construction financial closing of Hillside Manor can be authorized and admitted to the new Limited Partnership. A similar resolution was previously approved by the board in July of 2019 for the formation of Hillside Manor Limited Partnership.