

DEPARTMENT OF VETERANS AFFAIRS

Justification and Approval (J&A) For Other Than Full and Open Competition (>SAT)

Acquisition Plan Action ID: 662-19-3-402-0021/ 36C261-19-AP-3989 Housing Support Service

1. **Contracting Activity:** Department of Veterans Affairs, Network Contract Office (NCO) for VA Sierra Pacific Network Medical Center (VISN 21)

2. **Nature and/or Description of the Action Being Processed:**

The Department of Veterans Affairs (VA), San Francisco VA Health Care System (SFVAHCS) is seeking to establish a one year, plus four options for Housing Support Service in the Sonoma County area to provide permanent, supported housing for eligible Veterans. The Veterans Affairs Supported Housing program (HUD-VASH) is partnered with the U.S. Housing Department of Housing and Urban Development (HUD) to house homeless veterans and their families in Public Housing Authority (PHA) administrated Palm Inn Housing Project. HUD's contribution to the Palm Inn housing project is the allocation of rental subsidies from its Housing Choice Voucher Program (Section 8) administered through the (PHA). The VA contribution is the provision of clinical and supportive services to HUD-VASH enrolled Veterans deemed necessary to facilitate the attainment of recovery goals while acquiring and retaining housing, in the form of ongoing clinical case management.

The VA currently houses sixty (60) Veterans enrolled in the HUD-VASH programs at the Palm Inn Housing Project who be affected by moving their family members due to disruption of treatment plans and hardship to family members. To support these efforts, 24/ 7 Housing Support Staff will be needed that are provided by the Sonoma County Board of Supervisor and managed by Catholic Charities that provides the staffing the building.

FAR13.5 Simplified Procedures for Certain Commercial Items: This procurement will be accomplished in accordance with FAR 13.5 Simplified Procedures for Certain Commercial Items and specifically FAR 13.501 Special Documentation Requirements, where acquisitions conducted under Simplified Acquisition Procedures are exempt from the requirements of FAR Part 6, but still require a justification using the format of FAR 6.303-2.

3. **Description of Supplies/Services Required to Meet the Agency's Needs:**

The proposed action is to award a sole source contract to Roman Catholic Bishop of Santa Rosa, DUNS 847356318, for one year, with four options to a Housing facility capable of finishing the housing, 24 hour/7 a day supervision, and psychosocial needs of VA beneficiaries.

- Provide coverage of the building to include: monitoring of tenant and visitor inflow and outflow. Sharing information about client needs with VA clinical providers. Also building needs with the on-site supportive service manager/property manager.
- Conduct outreach to household to support Veteran hosing stability, including disseminating information about the building and program services and resources. Conduct outreach to households experiencing instability in coordination with VA clinical providers. Outreach

includes engaging with Veterans in their apartments, hallways, and common spaces in the building.

- Provide harm reduction services and interventions to address substance abuse and mental health related behaviors in the building to maximize resident wellness and housing stability.
- Use a housing-first model to secure housing stability, along a multidisciplinary team of support staff to address complex needs through treatment services.

The estimated one-year value is \$77,812.80, with a total of \$411,470,23 for four options. The period of performance will be 09/01/2019 through 08/31/2023.

4. Statutory Authority Permitting Other than Full and Open Competition: FAR 13.5 Simplified Procedures for Certain Commercial Items; the authority for applying the Simplified Procedures for Commercial Items of FAR 13.5 is 41 U.S.C. 1901 and is implemented by for restricting competition on this procurement via FAR 13.501(a)(2)(i).

5. Demonstration that the Contractor's Unique Qualifications or Nature of the Acquisition Requires the Use of the Authority Cited Above (applicability of authority):

The Palms Inn Community is a partnership project designed to provide supportive, project-based housing to support chronically homeless in Santa Rosa, CA at a former motel on a downtrodden stretch of Santa Rosa Avenue. The Palms Inn, located at 3345 Santa Rosa Avenue, Santa Rosa, CA 95407, provides safe, supportive, permanent housing for eligible, chronically homeless Veterans in support of VA's continuing commitment to end Veteran homelessness.

The project provides each resident with a case manager and access to support services, including mental health care, substance abuse treatment and job training. Under the project's arrangement, the property owner / landlord receives income from the tenants in the form of federal low-income housing subsidies provided by Santa Rosa housing officials. Meanwhile, Catholic Charities provides support services, property management and around-the-clock staffing.

To augment the existing supportive services at The Palms Inn Community, the San Francisco VA Medical Center, Social Work Service, seeks to establish a new, five-year contract for "Housing Support Services" within the established community partnership that is currently in place. In accordance with the performance work statement, monitoring the inflow/outflow of tenants and visitors, sharing information about client needs, outreach to households to support Veteran housing stability, collaborating with VA case managers to provide address the needs of each veteran resident.

There are no Sonoma County facilities that have this kind of multi-agency arrangement that the government could expect to recover costs through competition nor could provide housing, staff for homeless veterans while providing space to VA clinical staff to treat and counsel veterans in the HUD-VASH program. [REDACTED] and any relocating of Veterans would cause disrupt to their treatment plans and be disruptive to their family members.

6. Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable:

A query of Vet Biz using NAICS 624229 produced 48 Service Disabled Veteran Owned Small Businesses (SDVOSBs). An FPDS search of active contract(s) being performed in the Sonoma County revealed three non-profit vendors that had prior contracts for case management in Santa Rosa area. Interfaith, Vietnam Veterans of CA. Vietnam Veterans has prior history with residential housing in bay area, but they do not have capacity or local facilities needed for requirement. Catholic Charites currently have agreement with Sonoma County Community Development Commission to manage the housing facility homeless veterans currently reside. With the arrangement with Sonoma County, HUD providing the housing, and VA providing clinical staff, none of the above could provide the multifaceted services provided at Palm Inn with the value to the government. A notice of intent to sole source will be published on Federal Business Opportunities at www.fbo.gov to meet the requirements of FAR 5.

In accordance with FAR 13.501(a)(1)(iii), this action will be synopsisized at award on the FBO and the justification will be made publicly available.

7. Determination by the CO that the Anticipated Cost to the Government will be Fair and Reasonable:

Fair and reasonable pricing will be determined in accordance with FAR 13.106-3(a)(2). Pricing will be evaluated to be fair and reasonable based on an Independent Government Cost Estimate (IGCE) and survey of OPM GS salary table for locality pay for Santa Rosa, CA.

8. Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:

A search of the VA's VIP database to identify verified capable SDVOSBs and VOSBs resulted in 48 firms potentially capable of providing the service; however, zero (0) vendors that have the capacity or logistics to service this requirement.

A Dynamic Small Business search of the NAICS code resulted in one entity, Global Portable Buildings, but it its capability was not relevant to this requirement.

An FPDS search of active contract(s) being performed in the Sonoma County revealed three non-profit vendors that had prior contracts for case management in Santa Rosa area. Interfaith, Vietnam Veterans of CA. Vietnam Veterans has prior history with residential housing in bay area, but they do not have capacity or local facilities needed for requirement. Catholic Charites currently have agreement with Sonoma County Community Development Commission to manage the housing facility homeless veterans currently reside.

Roman Catholic Bishop of Santa Rosa is currently managing the facility that is housing homeless veterans along with their families. The VA is currently actively providing treatment services to veterans residing in the Palm Inn. It is in the best interest of the government to continue current services with no disruption.

9. Any Other Facts Supporting the Use of Other than Full and Open Competition:

A collaborative partnership exists with the SFVAHCS HUD, Sonoma County, and Palm Inn Project is currently housing homeless veterans is able and willing to continue providing Housing Support Staff. It is in the best interest of the government to continue current services with no disruption.

10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:

The Palm Inn managed by the Roman Catholic Bishop of Santa Rosa is currently providing services to sixty (60) homeless veterans. No sources expressed in writing an interest in the acquisition during the course of conducting market research or otherwise.

11. A Statement of the Actions, if any, the Agency May Take to Remove or Overcome any Barriers to Competition before Making subsequent acquisitions for the supplies or services required:

The VA will continue market research to monitor potential vendors capable to compete with firms that have the capacity and experience to handle the needs of the veterans. The VA's HUD-VASH mission is to provide long term stability housing, a multi-year sole source award would support this.

12. Requirements Certification: I certify that the requirement outlined in this justification is a Bona Fide Need of the Department of Veterans Affairs and that the supporting data under my cognizance, which are included in the justification, are accurate and complete to the best of my knowledge and belief.

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COR
VA Sierra Pacific Network
Date

13. Approvals in accordance with the VHAPM Part 806.3 OFOC SOP:

a. **Contracting Officer or Designee's Certification (required):** I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.

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Contracting Officer
Date

b. **One Level Above the Contracting Officer (Required over SAT but not exceeding \$700K):** I certify the justification meets requirements for other than full and open competition.

-07'00'

Date
Division I Chief, Acting
Network Contracting Office 21