



# Suspension of Competition Acquisition Request

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1. Fully describe the product(s) and/or service(s) being requested.  
The Department of Behavioral Health (Department) is requesting to execute a Memorandum of Understanding (MOU) with Avalon Commons Phase I, LP (Avalon), an affiliate of Fresno Housing Authority (FHA), for site development and property management at the permanent supportive housing development, funded by No Place Like Home (NPLH) funding, effective for a three-year term of July 1, 2026 through June 30, 2029, with two, one-year optional extensions.
2. Identify the selected vendor and contact person; include the address, phone number and e-mail address for each.  
Owner:  
Avalon Commons Phase I, LP  
1331 Fulton Street, Fresno CA 93721  
twilliams@fresnohousing.org  
  
Site:  
Avalon Commons  
7521 N Chestnut Ave, Fresno, CA 93611
3. What is the total cost of the acquisition? If an agreement, state the total cost of the initial term and the amounts for potential renewal terms.  
This is a zero dollar agreement. There is no net county cost associated with this MOU.
4. Identify the unique qualities and/or capabilities of the service(s) and/or product(s) that qualify this as a Suspension of Competition acquisition.  
The County executed Standard Agreement 21-NPLH-17356 to accept the NPLH funding, which helped support the development of the permanent supportive housing site, and committed the County to ensuring specialty mental health services are provided to tenants (through a separate agreement for housing supportive services) at the site for a minimum of 20 years.  
Due to this funding agreement, Avalon, as the owner and operator, is the only entity with direct control over the property and authority to manage operations and deliver on-site property management services.  
This exclusive position ensures the NPLH-required integration of property management within the housing development, compliance with NPLH requirements, and coordination with the Department, which cannot be replicated by an outside vendor.
5. Identify from Administrative Policy #34 what circumstances constitute a Suspension of Competition.  
 In an emergency when goods or services are immediately necessary for the preservation of the public health, welfare, or safety, or for the protection of County property.  
 When the contract is with a federal, state, or local governmental agency.  
 When the department head, with the concurrence of the Purchasing Agent, finds that the cost of preparing and administering a competitive bidding process in a particular case will equal or exceed the estimated contract amount or \$5,000 whichever is more.  
 When a contract provides only for payment of per diem and travel expenses and there is to be no payment for services rendered.  
 When obtaining the services of expert witnesses for litigation or special counsel to assist the County.  
 When in unusual or extraordinary circumstances, the Board of Supervisors or the Purchasing Agent/Purchasing Manager determines that the best interests of the County would be served by not securing competitive bids or issuing a request for proposal.
6. Explain why the unique qualities and/or capabilities described above are essential to your department.  
The unique capabilities listed above are essential to meeting the department's housing needs for the individuals served. Additionally, the Department's partnership with Avalon is tied to NPLH funding requirements.  
Only the owner/operator can provide on-site property management functions and maintain regulatory compliance.  
This integration is critical for achieving housing stability for Department persons served, meeting NPLH funding goals, and fulfilling contractual obligations under the NPLH agreement..
7. Provide a comprehensive explanation of the research done to verify that the recommended vendor is the only vendor with the unique qualities and/or capabilities stated above. Include a list of all other vendors contacted, what they were asked, and their responses.

Avalon Commons, LP is the sole entity capable of providing these services because it owns and operates the site which was built utilizing NPLH funding, and holds all legal, operational, and contractual authority over the property. No other vendor can access or manage the site, deliver on-site property management services, or meet NPLH compliance requirements tied to ownership.

rmehia 5/14/2026 8:54:28 AM

Requested By:

Division Manager

Title

[\[X\] Sign](#) Double click!

**I approve this request to suspend competition for the service(s) and/or product(s) identified herein.**

sholt 5/14/2026 5:42:02 PM

Department Head Signature

[\[X\] Sign](#) Double click!

rblackburn 5/19/2026 3:36:16 PM

Purchasing Manager Signature

[\[X\] Sign](#) Double click!