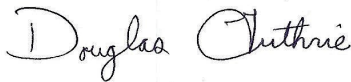


Report of the President & CEO

June 25, 2020

**RESOLUTION AUTHORIZING DEDICATION OF NINE HUNDRED SIXTY-FOUR (964)
SECTION 8 PROJECT-BASED VOUCHERS TO SEVENTEEN (17) PERMANENT
SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED
VOUCHER ("PBV") NOTICE OF FUNDING AVAILABILITY ("NOFA") NO. HA-2020-28 AND
AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL
CONTRACTS/DOCUMENTS REQUIRED FOR THE PROGRAM**



Douglas Guthrie
President & CEO



Carlos Van Natter
Director of Section 8

Purpose: Authorize dedication of project-based vouchers (PBV) to permanent supportive housing projects (PSH) developed in the City of Los Angeles to house homeless and chronically homeless individuals, families, seniors, transition-age youth, and veterans.

Issues: On March 6, 2020, HACLA issued PBV NOFA HA-2020-28 (the "NOFA") to solicit proposals from developers for the permanent supportive housing component of the PBV program. This was done in conjunction with the Los Angeles Housing and Community Investment Department (HCIDLA), which had previously issued its NOFA for Measure HHH funding. HACLA proposed making approximately seven hundred fifty (750) PBVs available to maximize applications to the California Tax Credit Allocation Committee and leverage funding from HCIDLA.

Procurement: The NOFA was advertised on the City of Los Angeles' Business Assistance Virtual Network (BAVN) and the HCIDLA websites. In response to the NOFA, a total of forty-six (46) proposals requesting 3,472 PBVs were received by the April 13, 2020 submission deadline. Following a review and analysis of the proposals in accordance with RFP requirements, the three (3) member evaluation panel comprised of HACLA and HCIDLA staff is recommending a total award of nine hundred sixty-four (964) PBVs to the seventeen (17) top-ranked proposers. Additional details on the procurement are detailed on the attached Summary of Outreach. To accommodate this action, HACLA committed 964 PBVs from the 2020 Board approved allocation of 1,484.

A Housing Authority may provide project-based assistance for up to 20 percent of its Consolidated Annual Contributions Contract (ACC) authorized units, and may project base an additional 10% of their authorized units for projects serving the homeless. Currently HACLA has project-based 18.6% of its allocated units.

Current Request:

In order to further assist the local collaborative effort to increase the number of Permanent Supportive Housing projects in the City, HACLA requests to dedicate 964 project-based vouchers to 17 projects for the PSH PBV program, and

authorize the President & CEO, or designee, to execute all contracts and documents required for the program. These PBVs will count toward satisfying the commitment made by HACLA in the MOU with HCIDLA and the L.A. County Health Departments to award up to 5,000 PSH-PBVs over a five-year period.

Developer	Project	Number of PBVs
Affirmed Housing Group	Asante Apartments	54 PBV
Domus GP LLC	Ambrose Apartments	63 PBV
Many Mansions	La Guadalupe	43 PBV
Flyaway Homes, Inc.	PSH 3	34 PBV
Flyaway Homes, Inc.	PSH 5	49 PBV
Flyaway Homes, Inc.	PSH 4	41 PBV
Community Development Partners	Lake House	62 PBV
Wakeland Housing and Development Corporation	The Quincy	53 PBV
Lorena Plaza, L.P. (A Community of Friends)	Lorena Plaza	32 PBV
Thatcher Yard Housing, LP (Thomas Safran & Associates)	Thatcher Yard	39 PBV
Mercy Housing California	6 th and San Julian	93 PBV
713 5 th Street LP (Skid Row Housing Trust)	Towne 1	50 PBV
SRO Housing Corporation	Alvarado Kent Apartments	60 PBV
SMV Housing, L.P. (Little Tokyo Service Center CDC)	Santa Monica & Vermont Apartments	94 PBV
Grandview Apartments, L.P. (Abode Communities)	Grandview Apartments	54 PBV
619 Westlake, L.P. (Meta Housing Corporation)	Westlake 619	39 PBV
Restore Neighborhoods LA, Inc.	RETHINK Housing	104 PBV

Vision Plan: PLACE Strategy #4: Steward efforts to reduce and alleviate homelessness

With Board approval, this proposal will result in 964 permanent supportive housing units dedicated for housing the homeless and chronically homeless.

PEOPLE Strategy #9: Increase access to mental health services including peer-to-peer support

HACLA requires owners of PBV projects to provide supportive services to all PBV participants as a condition of the award of PBVs to the project, which includes access to mental health services.

PEOPLE Strategy #12: Improve access to physical health services

HACLA requires owners of PBV projects to provide supportive services to all PBV participants as a condition of the award of PBVs to the project, which includes access to physical health services.

Funding: The Chief Administrative Officer confirms the following:

Source of Funds: Vouchers will be project-based from the existing allocation of Section 8 Housing Choice Vouchers and paid for using Section 8 Housing Assistance Payments (HAP) funding.

Budget and Program Impact: The PBVs will provide monthly Section 8 Housing Assistance payments for 964 households for 20 years. Although the PBVs will be awarded to projects in 2020, HAP payments will not be made until the construction has been completed and the units are leased. The necessary funds will be available and included in the corresponding HACLA budget year.

Environmental Review: PBV projects are subject to environmental reviews conducted by the Responsible Entity for the City of Los Angeles, the Housing and Community Investment Department. Each project will be in compliance with NEPA and CEQA prior to the execution of AHAP contract.

Section 3: HACLA requires Economic Opportunity Plans (EOPs) in conformity with the requirements of its Section 3 Guide and Compliance Plan for the proposed projects during the NOFA submission. Developers must commit to comply with Section 3 requirements and work with general contractors who will fulfill their Section 3 requirements. Specific goals and targets will be agreed upon during hiring of the general contractor prior to project construction commencement.

Attachment:

1. Summary of Outreach Activities
2. MBE-WBE, Non-Profit, 1st Time Awardees and Workforce Profile
3. Resolution

**SUMMARY OF OUTREACH ACTIVITIES
PBV NOFA No. 2020-28 (2020 Round 1)**

On March 6, 2020, the Housing Authority of the City of Los Angeles (“HACLA”) in collaboration with the Los Angeles Housing + Community Investment Department (“HCID”) invited proposals from qualified developers under the Project Based Voucher (“PBV”) Program for Permanent Supportive Housing (PSH) projects that serve extremely and very low income homeless and chronically homeless special needs disabled individuals, families, transition aged youth (“TAY”), seniors and veterans. Contract award are for a twenty (20) year term.

A. Advertising

The PBV NOFA was posted on both the HCID and City of Los Angeles Business Assistance Virtual Network (BAVN) websites. BAVN is a free service provided by the City of Los Angeles. Notices were reviewed by 180 BAVN users. HACLA sent an email notification to 281 vendors from the HACLA database notifying them of the procurement opportunity. Additionally, NOFA notices were mailed to the MBE/WBE organizations (see below).

B. Due to the outbreak of the novel coronavirus (COVID-19) and to help prevent its spread, HACLA cancelled the scheduled pre-proposal conference for March 12, 2020 and extended the written question and submission deadlines. This decision followed recent orders issued for the State of California by Governor Newsom, the City of Los Angeles by Mayor Garcetti, and Federal, County and City of Los Angeles public health officials.

C. Proposals Received and Evaluated - On or prior to the April 13, 2020 submission deadline, forty six (46) proposals were received. The evaluation panel reviewed and scored the applications online on May 12, 13 and 14. The proposals were evaluated by the three-member evaluation panel, with subject matter expertise, comprised of HACLA and HCID staff followed by recommending the top seventeen (17) PSH projects for PBV awards as follows:

HA-2020-28	Applicant	Project Name	PANEL AVERAGE	# PBV	Total
1	Affirmed Housing Group	Asante Apartments	99.00	54	54
2	Domus GP LLC	Ambrose Apartments	95.50	63	117
3	Many Mansions	La Guadalupe	92.90	43	160
4	Flyaway Homes, Inc.	PSH 3	90.17	34	194
5	Flyaway Homes, Inc.	PSH 5	90.17	49	243
6	Flyaway Homes, Inc.	PSH 4	90.17	41	284
7	Community Development Partners	Lake House	90.00	62	346
8	Wakeland Housing and Development Corporation	The Quincy	89.00	53	399
9	Lorena Plaza, L.P. (ACOF)	Lorena Plaza	88.33	32	431
10	Thatcher Yard Housing, LP(Thomas Safran & A.)	Thatcher Yard	86.50	39	470
11	Mercy Housing California	6th and San Julian	85.75	93	563
12	713 5th Street LP (Skid Row Housing Trust)	Towne 1	85.50	50	613
13	SRO Housing Corp.	Alvarado Kent Apartments	85.08	60	673
14	SMV Housing, L.P. (LTSC CDC)	Santa Monica & Vermont	84.42	94	767

15	Grandview Apartments, L.P. (Abode Communities)	Grandview Apartments	83.58	54	821
16	619 Westlake, L.P. (Meta Housing)	Westlake 619	83.33	39	860
17	Restore Neighborhoods LA, Inc.	RETHINK Housing	83.17	104	964
18	AHDCDC Oak LLC (Affordable Housing CDC)	Oak Apartments	81.83	63	
19	Central Avenue Housing, LP (Highridge Costa)	Central Apartments	81.75	56	
20	600 San Pedro LP 2 (Weingart Center Assoc)	600 San Pedro 2	81.33	151	
21	600 San Pedro LP (Weingart Center Assoc)	600 San Pedro	81.33	147	
22	Weingart Tower 1B, LP (Weingart Center Assoc)	Weingart Tower 1B	81.00	103	
23	Ambrosia LP (Skid Row Housing Trust)	Ambrosia	80.83	80	
24	Venice Community Housing Corporation	Lincoln Apartments	79.33	39	
25	The Angel 2018 L.P. (LA Family Housing)	My Angel	79.00	53	
26	Flexible PSH Solutions, Inc.	Enlightenment Plaza	78.83	90	
27	Confianza LP (Skid Row Housing Trust)	Confianza	77.83	63	
28	WC Broadway LP (Weingart Center Assoc)	7024 Broadway	77.67	51	
29	Relevant Group (SRHT - Co-Developer)	Broadway	77.17	88	
30	1010 Development Corporation	Hope on 6th	76.83	31	
31	EAH Inc.	4507 Main Street	76.67	32	
32	Brine Residential, L.P. (Decro Corporation)	The Brine Residential	76.00	49	
33	Relevant Group (SRHT - Co-Developer)	Linwood	73.17	149	
34	Affirmed Housing Group, Inc.	Barry Family Apartments	71.83	34	
35	West Hollywood Community Housing Corporation	Miramar Gold	71.33	47	
36	Hollywood Community Housing Corp.	Luna Vista Apartments	68.17	36	
37	AHDCDC Maple LLC (Affordable Housing CDC)	Maple Apartments	66.50	63	
38	Shangri La Construction	EC Apartments	39.00	29	
39	Shangri La Construction	Sherman Way VA	37.00	161	
40	Shangri La Construction	Reseda Apartments	36.67	184	
41	Shangri La Construction	Sepulveda Apartments	36.67	135	
42	Shangri La Construction	818 Apartments	36.00	99	
43	Shangri La Construction	Washington VA	35.00	223	
44	Shangri La Construction	Normandie Apartments	34.00	75	
45	Shangri La Construction	Encinitas Apartments VA	33.33	155	

D. Minority/Women Participation - HACLA conducts ongoing outreach to include minorities and women in the contract award process. The outreach includes providing information to the U.S. Small Business Administration ("SBA"), and mailing information to organizations that represent minorities and women. The recommended awardees of the contracts are being made in accordance with the Housing Authority's policies and Federal regulations and without regard to race, creed, color, gender or national origin.

**HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
MBE/WBE ORGANIZATIONS MAILING LIST**

1	American Indian Chamber of Commerce
2	Asian American Architects and Engineers Association

3	Asian Business Association of Los Angeles
4	Asian Business League of Southern California
5	Asian Pacific Islander Small Business Program
6	Black Business Association
7	Build Plus Community Marketplace
8	California Hispanic Chamber of Commerce
9	Greater L.A. African American Chamber of Commerce (GLAAACC)
10	Greater San Fernando Valley Chamber of Commerce
11	Korean American Chamber of Commerce
12	LA Metropolitan Hispanic Chamber of Commerce
13	Latin Business Association (LBA)
14	Los Angeles Area Chamber of Commerce
15	Los Angeles Area Chamber of Commerce
16	Los Angeles Latino Chamber of Commerce
17	Los Angeles Minority Business Development Agency (MBDA) Business Center
18	Los Angeles Minority Business Enterprise Center USC (MBDA)
19	National Association of Minority Contractors
20	National Association of Women Business Owners Los Angeles
21	National Black Contractors Association
22	National Latina Business Women Association (NLBWA-LA)
23	Pacific Asian Consortium in Employment (PACE) Business Center
24	Pacific Coast Regional Small Business Development Corp (SBDC)
25	Regional Black Chamber of Commerce of San Fernando Valley
26	Regional Hispanic Chamber of Commerce
27	Small Business Majority
28	Southern California Black Chamber of Commerce
29	Southern California Minority Supplier Development Council
30	The New Ninth Business Resource Center
31	US Black Chambers
32	US Small Business Administration
33	US Veteran Business Alliance
34	Valley Economic Development Center/Women's Business Center
35	Vermont Slauson Economic Development Corporation
36	Vernon Network Committee
37	Young Black Contractors Association

HA-2020-28

Applicant	Project Name	Business Designation	SBE	MBE	WBE
*Mercy Housing California	6th and San Julian	No	No	No	No
*SRO Housing Corp.	Alvarado Kent Apartments	No	No	No	No
Domus GP LLC	Ambrose Apartments	Yes	Yes	Asian	No
Affirmed Housing Group	Asante Apartments	No	No	No	No
Grandview Apartments, L.P. (*Abode Communities)	Grandview Apartments	No	No	No	No
*Many Mansions	La Guadalupe	No	No	No	No
*Community Development Partners	Lake House	No	No	No	No
Lorena Plaza, L.P (*ACOF)	Lorena Plaza	No	No	No	No
*Flyaway Homes, Inc.	PSH 3	Yes	Yes	No	No
*Flyaway Homes, Inc.	PSH 4	Yes	Yes	No	No
*Flyaway Homes, Inc.	PSH 5	Yes	Yes	No	No
*Restore Neighborhoods LA, Inc.	RETHINK Housing	No	No	No	No
SMV Housing, L.P.(LTSC CDC)	Santa Monica & Vermont	Yes	Yes	Asian	No
Thatcher Yard Housing, LP (Thomas Safran & Associates)	Thatcher Yard	No	No	No	No
*Wakeland Housing and Development Corporation	The Quincy	No	No	No	No
713 5th Street LP (*Skid Row Housing Trust)	Towne 1	No	No	No	No
619 Westlake, L.P. (Meta Housing)	Westlake 619	No	No	No	No

FIRST TIME AWARDEES:

1. Flyaway Homes
2. Community Development Partners
3. Restore Neighborhoods

NON-PROFITS:

*notation

Business Designation	
Row Labels	Count of Applicant
No	12
Yes	5
Grand Total	17

SBE	
Row Labels	Count of Applicant
No	12
Yes	5
Grand Total	17

WBE	
Row Labels	Count of Applicant
No	17
Grand Total	17

MBE	
Row Labels	Count of Applicant
Asian	2
No	15
Grand Total	17

APPLICANT	DEVELOPER	TOTAL number of Employees	Minority Employees & %		Women Employees & %	
Affirmed Housing Group	Asante Apartments	22	5	23%	13	59%
Domus GP LLC	Ambrose Apartments	6	4	67%	2	33%
Many Mansions	La Guadalupe	63	27	43%	37	59%
Flyaway Homes, Inc.	PSH 3	1	0	0%	0	0%
Flyaway Homes, Inc.	PSH 5	1	0	0%	0	0%
Flyaway Homes, Inc.	PSH 4	1	0	0%	0	0%
Community Development Partners	Lake House	22	7	32%	16	73%
Wakeland Housing and Development Corporation	The Quincy	32	20	63%	20	63%
Lorena Plaza, L.P. (ACOF)	Lorena Plaza	79	68	86%	55	70%
Thatcher Yard Housing, LP(Thomas Safran & A.)	Thatcher Yard	204	155	76%	99	49%
Mercy Housing California	6th and San Julian	609	460	76%	332	55%
713 5th Street LP (Skid Row Housing Trust)	Towne 1	178	157	88%	100	56%
SRO Housing Corp.	Alvarado Kent Apartments	200	182	91%	98	49%
SMV Housing, L.P. (LTSC CDC)	Santa Monica & Vermont	82	78	95%	62	76%
Grandview Apartments, L.P. (Abode Communities)	Grandview Apartments	159	133	84%	93	58%
619 Westlake, L.P. (Meta Housing)	Westlake 619	37	20	54%	18	49%
Restore Neighborhoods LA, Inc.	RETHINK Housing	0	0	#DIV/0!	0	#DIV/0!

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DEDICATION OF NINE HUNDRED SIXTY-FOUR (964) SECTION 8 PROJECT-BASED VOUCHERS TO SEVENTEEN (17) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY (“NOFA”) NO. HA-2020-28 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS/DOCUMENTS REQUIRED FOR THE PROGRAM

WHEREAS, on March 6, 2020, in collaboration with the Los Angeles Housing and Community Investment Department (“HCIDLA”), the Housing Authority of the City of Los Angeles issued Project-Based Voucher (“PBV”) Notice of Funding Availability (“NOFA”) No. HA-2020-28 to solicit proposals from developers of Permanent Supportive Housing (PSH) projects for approximately seven hundred fifty (750) Project-Based Vouchers; and

WHEREAS, the purpose of this PBV NOFA is to assist in the creation of permanent supportive housing in the City of Los Angeles. The goal, through making PBVs available, is to provide affordable housing with an array of supportive services for homeless and chronically homeless special needs disabled individuals, families, transition aged youth (“TAY”), seniors and veterans; and

WHEREAS, this initiative was done in conjunction with HCIDLA, which had previously issued its NOFAs for Measure HHH funding, in order to maximize applications to the California Tax Credit Allocation Committee and leverage funding from HCIDLA; and

WHEREAS, HACLA received forty-six (46) PSH project proposals in response to the PBV NOFA No. HA-2020-28 by the April 13, 2020 deadline and the proposals were reviewed and ranked by an evaluation panel based on the NOFA evaluation criteria; and

WHEREAS, based upon the evaluation, HACLA recommends to award PBV contracts to the top seventeen (17) project proposals, representing 964 PBVs; and

WHEREAS, The Chief Administrative Officer confirmed that although the PBVs will be awarded to projects in 2020, HAP payments will not be made until the construction has been completed and the units are leased. The necessary funds will be available and included in the corresponding HACLA budget year; and

WHEREAS, HACLA desires to further assist the local collaborative effort to increase the number of permanent supportive housing units in the City; and

WHEREAS, a Housing Authority may provide project-based assistance for up to 20 percent of the Consolidated Annual Contributions Contract (ACC) authorized units, and may project base an additional 10% of their authorized units for projects serving the homeless, and HACLA has project-based 18.6% of its allocated units; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners authorizes the President and CEO, or designee, to execute any and all contracts/documents required for the

dedication of nine hundred sixty-four (964) PBVs to the following permanent supportive housing projects:

Developer	Project	Number of PBVs
Affirmed Housing Group	Asante Apartments	54 PBV
Domus GP LLC	Ambrose Apartments	63 PBV
Many Mansions	La Guadalupe	43 PBV
Flyaway Homes, Inc.	PSH 3	34 PBV
Flyaway Homes, Inc.	PSH 5	49 PBV
Flyaway Homes, Inc.	PSH 4	41 PBV
Community Development Partners	Lake House	62 PBV
Wakeland Housing and Development Corporation	The Quincy	53 PBV
Lorena Plaza, L.P. (A Community of Friends)	Lorena Plaza	32 PBV
Thatcher Yard Housing, LP (Thomas Safran & Associates)	Thatcher Yard	39 PBV
Mercy Housing California	6 th and San Julian	93 PBV
713 5 th Street LP (Skid Row Housing Trust)	Towne 1	50 PBV
SRO Housing Corporation	Alvarado Kent Apartments	60 PBV
SMV Housing, L.P. (Little Tokyo Service Center CDC)	Santa Monica & Vermont Apartments	94 PBV
Grandview Apartments, L.P. (Abode Communities)	Grandview Apartments	54 PBV
619 Westlake, L.P. (Meta Housing Corporation)	Westlake 619	39 PBV
Restore Neighborhoods LA, Inc.	RETHINK Housing	104 PBV

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

By: _____
Ben Besley, Chairperson

APPROVED AS TO FORM:

BY: _____
James Johnson, General Counsel

DATE ADOPTED: _____