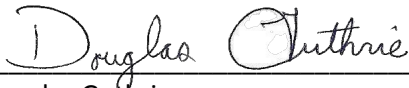


Report of the President &amp; CEO

November 18, 2021

**RESOLUTION AUTHORIZING THE DEDICATION OF SEVEN HUNDRED NINE (709) SECTION 8 PROJECT-BASED VOUCHERS TO TWELVE (12) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY NO. HA-2021-146 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS AND DOCUMENTS REQUIRED FOR THE PBV AWARDS**



Douglas Guthrie  
President & Chief Executive Officer



Carlos Van Natter  
Director of Section 8

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

**Issues:** On August 31, 2021, the Housing Authority of the City of Los Angeles (“HACLA”) issued Request for Proposals PBV Notice of Funding Availability HA-2021-146 (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 Department (“LAHD” formerly known as the Housing and Community Investment Department “HCID”), which had previously issued its NOFA for Measure HHH funding. HACLA proposed making approximately seven hundred (700) PBVs available, to maximize applications to the California Tax Credit Allocation Committee and leverage funding from LAHD.

**Procurement:** The NOFA was advertised on the City of Los Angeles’ Business Assistance Virtual Network (“LABAVN”) and the City and County of Los Angeles Universal NOFA (“UNOFA”) websites. In response to the NOFA, a total of twenty-eight (28) proposals requesting 1,713 PBVs were received by the October 12, 2021 submission deadline. Following a review and analysis of the proposals in accordance with the NOFA requirements, the three (3) member evaluation panel, comprised of HACLA and LAHD staff, is recommending a total award of seven hundred nine (709) PBVs to the twelve (12) top-ranked proposers. To accommodate this action, HACLA committed the seven hundred nine (709) PBVs from the 2021 Board-approved allocation of 2,000 PBVs on June 25, 2020 under Resolution No. 9607, and on February 25, 2021 under Resolution No. 9685.

Additional information regarding the procurement is included in Attachment 2 -Summary of Procurement and Outreach.

HACLA may provide project-based assistance to up to 20% 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 and Veterans, units that provide supportive services to persons with disabilities or elderly persons, and units located in a census tract with a poverty rate of 20% or less. Currently, HACLA has project-based 24.8% of its allocated units.

**Current Request:**

In order to further assist the local collaborative effort to increase the number of Permanent Supportive Housing (PSH) projects in the City of Los Angeles, HACLA requests to dedicate 709 PBVs to 12 projects for the PSH PBV program, and authorize the President & CEO, or designee, to execute all contracts and documents required for the PSH PBV program. These PBVs will count toward satisfying the commitment made by HACLA, in the Memorandum of Understanding (“MOU”) with LAHD and the L.A. County Health Departments, to award up to 5,000 PSH-PBVs over a five-year period. Due to accelerated commitments and alignment with LAHD’s dashboard, in the counting of units, HACLA will actually award 7,500 PSH-PBVs in four years rather than five.

<b>Developer</b>	<b>Project</b>	<b>PBVs</b>
Arlington Heights, LP (Thomas Safran & Associates)	The Arlington	22 PBV
Century Affordable Development, Inc.	Confianza	63 PBV
West Hollywood Community Housing Corporation	Miramar Gold	47 PBV
Domus GP, LLC (Domus Development)	Ambrosia Apartments	89 PBV
LA Family Housing	Pano PHK	90 PBV
Abode Communities	Western Landing	80 PBV
Bridge Housing Corporation	Vermont Manchester Family	28 PBV
Supportive Housing, LLC (A Community of Friends)	Estrella Azul	18 PBV
Community Corporation of Santa Monica	Red Tail Crossing	40 PBV
West Hollywood Community Housing Corporation	Third Thyme	52 PBV
Bridge Housing Corporation	HHH New Hampshire	93 PBV
Crocker Apartments, LP (Little Tokyo Service Center CDC )	Crocker Umeya Apartments	87 PBV

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

With Board approval, this proposal will result in 709 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, as a condition of the award of PBVs to the project, requires owners of PBV projects to provide supportive and mental health services to all PBV participants.

**PEOPLE Strategy #12: Improve access to physical health services**

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

**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 709 households for 20 years. Although the PBVs will be awarded to projects in 2021, 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, LAHD. Each project will be in compliance with NEPA and CEQA prior to the execution of an AHAP contract.

**Section 3:** The current request to dedicate housing choice vouchers to permanent supportive housing projects does not trigger HUD Section 3 requirements. Local hiring requirements will be imposed by other awarding bodies and consistent with Project Labor Agreements, as applicable.

**Attachments:**

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

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING THE DEDICATION OF SEVEN HUNDRED NINE (709) SECTION 8 PROJECT-BASED VOUCHERS TO TWELVE (12) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY NO. HA-2021-146 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS AND DOCUMENTS REQUIRED FOR THE PBV AWARDS**

**WHEREAS**, on August 31, 2021, in collaboration with the Los Angeles Housing Department (“LAHD”), the Housing Authority of the City of Los Angeles (“HACLA”) issued Project-Based Voucher (“PBV”) Notice of Funding Availability No. HA-2021-146 (the “NOFA”) to solicit proposals from developers of Permanent Supportive Housing (“PSH”) projects for approximately seven hundred (700) Project-Based Vouchers;

**WHEREAS**, the purpose of this NOFA is to assist in the creation of PSH projects 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, seniors, and veterans;

**WHEREAS**, this initiative was done in conjunction with LAHD, which had previously issued its own Notices of Funding Availability for Measure HHH funding, in order to maximize applications to the California Tax Credit Allocation Committee and leverage funding from LAHD;

**WHEREAS**, HACLA received twenty-eight (28) PSH project proposals in response to the NOFA by the October 12, 2021 submittal deadline, and the proposals were reviewed and ranked by an evaluation panel based on the NOFA evaluation criteria;

**WHEREAS**, based upon the evaluations, HACLA desires to award PBV contracts to the top twelve (12) ranked project proposals, for a total of seven hundred nine (709) PBVs;

**WHEREAS**, the Chief Administrative Officer confirmed that although the PBVs will be awarded to projects in 2021, 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 PSH units for the homeless in the City of Los Angeles.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners authorizes the President and CEO, or designee, to execute any and all contracts and documents required for the dedication of seven hundred nine (709) PBVs to the following permanent supportive housing projects:

<b>Developer</b>	<b>Project</b>	<b>PBVs</b>
Arlington Heights, LP (Thomas Safran & Associates)	The Arlington	22 PBV
Century Affordable Development, Inc.	Confianza	63 PBV
West Hollywood Community Housing Corporation	Miramar Gold	47 PBV
Domus GP, LLC (Domus Development)	Ambrosia Apartments	89 PBV
LA Family Housing	Pano PHK	90 PBV
Abode Communities	Western Landing	80 PBV
Bridge Housing Corporation	Vermont Manchester Family	28 PBV
Supportive Housing, LLC (A Community of Friends)	Estrella Azul	18 PBV
Community Corporation of Santa Monica	Red Tail Crossing	40 PBV
West Hollywood Community Housing Corporation	Third Thyme	52 PBV
Bridge Housing Corporation	HHH New Hampshire	93 PBV
Crocker Apartments, LP (Little Tokyo Service Center CDC )	Crocker Umeya Apartments	87 PBV

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

APPROVED AS TO FORM

HOUSING AUTHORITY OF THE  
CITY OF LOS ANGELES

By: \_\_\_\_\_  
James Johnson, General Counsel

By: \_\_\_\_\_  
Cielo Castro, Chairperson

DATE ADOPTED: \_\_\_\_\_

**SUMMARY OF PROCUREMENT AND OUTREACH ACTIVITIES  
PBV NOFA No. 2021-146 (2021 Round 2)**

On August 31, 2021, pursuant to Request for Proposals PBV Notice of Funding Availability HA-2021-146 (the "PBV NOFA"), the Housing Authority of the City of Los Angeles ("HACLA") in collaboration with the City of Los Angeles Housing Department ("LAHD"), 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 awards are for a twenty (20) year term.

**A. Advertising**

The PBV NOFA was posted on both the City and County of Los Angeles Universal NOFA ("UNOFA") and City of Los Angeles Business Assistance Virtual Network ("BAVN") websites. BAVN is a free service provided by the City of Los Angeles. The posting was viewed by one-thousand fifteen (1,015) BAVN users. In addition, HACLA sent an email notification to three hundred (300) vendors from the HACLA database notifying them of the procurement opportunity. PBV NOFA notices were also mailed to MBE/WBE organizations (see below).

**B.** Due to the outbreak of the novel coronavirus (COVID-19), HACLA did not conduct an optional pre-proposal conference. This decision followed 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 September 27, 2021 and October 6, 2021, Addendum No. 1 and 2 were posted on the BAVN and UNOFA websites in response to questions received by the submission deadline of September 17, 2021. Twenty-eight (28) applications requesting 1,713 PBVs were received by the October 12, 2021 submission deadline. Eight (8) developers submitted two or more applications as identified below.

**Developers with two or more applications:**

<b>Number of Proposals</b>	<b>Company Name</b>
<b>3</b>	Western Pacific Holdings
<b>3</b>	Coalition for Responsible Community Development
<b>3</b>	Abode Communities
<b>2</b>	Flexible Housing PSH
<b>2</b>	ABS Properties
<b>2</b>	Bridge Housing
<b>2</b>	West Hollywood Community Housing Corporation
<b>2</b>	Thomas Safran & Assoc

Per the PBV NOFA requirements, requests exceeding two applications were directed to HACLA's Contracting Officer in a cover letter accompanying that application. HACLA, in its sole discretion, reserved the right to grant or deny such requests based on such factors as location, project

readiness, project type, and unit mix. In this instance, all applications were allowed consideration but not all were awarded PBVs.

The proposals were evaluated by a three-member evaluation panel (“Panel”) comprised of HACLA and LAHD staff with subject matter expertise. The Panel met and conducted their reviews, evaluations and scoring of the proposals on November 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup>. The Panel is recommending the following top twelve (12) PSH projects (in bold) for PBV awards based upon the PBV NOFA evaluation criteria:

	<b>Applicant</b>	<b>Project Name</b>	<b>PBV Units</b>	<b>Avg</b>
1	<b>Arlington Heights, LP (Thomas Safran &amp; Assoc.)</b>	<b>The Arlington</b>	<b>22</b>	<b>89.50</b>
2	<b>Century Affordable Development, Inc.</b>	<b>Confianza</b>	<b>63</b>	<b>88.25</b>
3	<b>West Hollywood Community Housing Corporation</b>	<b>Miramar Gold</b>	<b>47</b>	<b>88.00</b>
4	<b>Domus GP, LLC (Domus Development)</b>	<b>Ambrosia Apartments</b>	<b>89</b>	<b>87.92</b>
5	<b>LA Family Housing</b>	<b>Pano PHK</b>	<b>90</b>	<b>85.50</b>
6	<b>Abode Communities</b>	<b>Western Landing</b>	<b>80</b>	<b>84.42</b>
7	<b>BRIDGE Housing Corporation</b>	<b>Vermont Manchester Family</b>	<b>28</b>	<b>84.33</b>
8	<b>Supportive Housing LLC (A Community of Friends)</b>	<b>Estrella Azul</b>	<b>18</b>	<b>82.33</b>
9	<b>Community Corporation of Santa Monica</b>	<b>Red Tail Crossing</b>	<b>40</b>	<b>82.33</b>
10	<b>West Hollywood Community Housing Corporation</b>	<b>Third Thyme</b>	<b>52</b>	<b>79.83</b>
11	<b>BRIDGE Housing Corporation</b>	<b>HHH New Hampshire</b>	<b>93</b>	<b>77.67</b>
12	<b>Crocker Apartments, LP (LTSC-CDC)</b>	<b>Crocker Umeya Apartments</b>	<b>87</b>	<b>76.50</b>
13	Abode Communities	Central Avenue Apartments	30	74.42
14	West Hollywood Housing, L.P. (Affirmed Housing Group, Inc.)	Orange and DeLongpre Apts.	96	74.08
15	Innovative Housing Opportunities, Inc.	Normandie 84	35	69.08
16	Watts Station LP (Thomas Safran & Assoc.)	Watts Station Redevelopment	43	68.67

17	Carlton, L.P. (Abode Communities)	The Carlton	30	66.75
18	Flexible PSH Solutions, Inc.	Broadway Apartments PSH	75	65.08
19	Flexible PSH Solutions, Inc.	5th Street Apartments PSH	111	64.42
20	ABS Properties, Inc.	Residency at the Entrepreneur Hollywood	99	58.33
21	ABS Properties, Inc.	The Residency at the Mayer Hollywood	39	56.00
22	Historic Lincoln Theatre, LP (CRCD)	Historic Lincoln Theater	71	55.75
23	Vineland Family Community, LP (Western Pacific Holdings)	Vineland Family Apartments	75	53.91
24	CRCD Partners LLC	Richard Hogan Manor	50	52.75
25	Vineland Senior Community, LP (Western Pacific Holdings)	Strathern Senior Apartments	74	52.58
26	DWC Campus, LP (Daylight Community Development, LLC)	Downtown Womens Center Campus Expansion	97	52.00
27	CRCD	Casa Del Mariachi	49	50.02
28	Western Pacific Housing LLC (Western Pacific Holdings)	Washington View Apartments	30	Non- Responsive

Two of the awardees are Minority-Owned Business Enterprises (“MBEs”) and two are registered Small Business Enterprises (“SBEs”). One of the SBEs, Community Corporation of Santa Monica, is a first time awardee. Additional information regarding awardee Workforce Profiles can be found on Attachment 3.

**D. Minority/Women Participation**

HACLA conducts ongoing outreach to ensure minorities and women are included in the contracting and procurement process. The outreach includes the providing of 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 HACLA’s policies and Federal regulations and without regard to race, creed, color, gender or national origin.



## 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