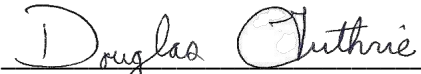


RESOLUTION AUTHORIZING DEDICATION OF FOUR HUNDRED NINETY-FIVE (495) SECTION 8 PROJECT-BASED VOUCHERS TO ONE (1) PERMANENT SUPPORTIVE HOUSING PROPOSAL SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY (“NOFA”) NO. HA-2022-20 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS AND DOCUMENTS REQUIRED FOR THE AWARD



Douglas Guthrie
President & Chief Executive Officer



Carlos Van Natter
Director of Section 8

Purpose: Authorize dedication of project-based vouchers (“PBV”) to one permanent supportive housing project (“PSH”) acquired and to be operated by the Housing Authority in the City of Los Angeles (“HACLA”) with Project Homekey funding to house homeless or at risk of homeless households who are impacted by COVID-19, and with household incomes at or below 30% of area median income (“AMI”).

Issues:

On January 28, 2022, HACLA issued PBV NOFA HA-2022-20 (the “NOFA”) to solicit proposals from developers for the permanent supportive housing component of the PBV program. HACLA proposed making approximately five hundred three (503) PBVs available to maximize applications to the 2021 State of California Department of Housing and Community Development Project Homekey NOFA for projects.

Eligible applicants included local public entities with jurisdiction in the City of Los Angeles, or cities, counties, and local public entities which have entered into an interagency agreement with HACLA to administer an eligible project located in the City of Los Angeles, and HACLA business units that cannot be awarded PBVs directly through the Housing Opportunities Through Modernization Act of 2016 (“HOTMA”) and HACLA’s Administrative Plan. Eligible projects must be awarded and utilize Homekey funds for acquisition of multifamily properties and net new units of affordable housing serving homeless and at risk of homeless households at or below 30% AMI for 55-years. The projects must be able to provide permanent supportive housing units within 12 months of the acquisition of the property.

Procurement:

The NOFA was advertised on the Regional Alliance Marketplace for Procurement (RAMP), a free service provided by the City of Los Angeles and the Los Angeles Business Council at: www.rampla.org. In response to the NOFA, a single proposal requesting four hundred ninety-five (495) PBVs was received by the March 17, 2022, submission deadline. The proposal was from HACLA’s Asset Management Department. HACLA was not allowed to non-competitively award itself vouchers through HOTMA, as otherwise permitted in the Section 8 Administrative Plan, because the project sites were not already in HACLA’s public housing portfolio. Consequently, the NOFA was issued after a three (3) member evaluation panel comprised of HACLA staff, unaffiliated with the Asset Management Department, was assembled to review the proposal to ensure it met the RFP’s qualifying standards. Following a review and analysis of the proposal, in accordance with the RFP requirements, the panel is recommending a total award of four hundred ninety-five (495) PBVs to the Asset Management Department for multiple project sites. Additional details

on the procurement are detailed on the attached Summary of Procurement and Outreach. To accommodate this action, HACLA committed four hundred sixty-five (465) PBVs from the 2021 Board approved allocation of six hundred fifty (650) PBVs on October 28, 2021, pursuant to Resolution No 9760. HACLA committed the remaining thirty (30) PBVs from the 2022, Board approved allocation of one hundred forty-four (144) PBVs on February 24, 2022, pursuant to Resolution No 9811.

A Public 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 26.2% 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 of Los Angeles, HACLA requests to dedicate four hundred ninety-five (495) project-based vouchers to its Asset Management Department, for multiple project sites for the PSH PBV program, and authorize the President & CEO, or designee, to execute all contracts and documents required for the award. These PBVs will maximize an application to the 2021 State of California Department of Housing and Community Development Project Homekey NOFA.

Applicant	Project Name	Total Number of PBVs
HACLA – Asset Management Department	[1] 6521 Brynhurst Ave. (40) [2] 2812 W. Temple St. (15) [3] 7639 Van Nuys Blvd. (13) [4] 916 N. Alvarado St. (10) [5] 1654 W. Florence Ave. (44) [6] 6531 S. Sepulveda Blvd. (44) [7] 18602 S. Vermont Ave. (46) [8] 20205 Ventura Blvd. (48) [9] 19325 Londelius St. (38) [10] 10150 Hillhaven Ave. (33) [11] 21121 Vanowen St. (35) [12] 6001 W. Pico Blvd. (17) [13] 2010-2014 N. Highland Ave. (28) [14] 1044 N. Soto St. (84)	495 PBV

Vision Plan: **PLACE Strategy #4: Steward efforts to reduce and alleviate homelessness**
 With Board approval, this proposal will result in 495 permanent supportive housing units dedicated for housing the homeless, and at risk of homeless who are impacted by COVID-19.

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 495 households for 20 years. Although the PBVs will be awarded to projects in 2022, HAP payments will not be made until the rehabilitation 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 or HAP Contract, as applicable.

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

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DEDICATION OF FOUR HUNDRED NINETY-FIVE (495) SECTION 8 PROJECT-BASED VOUCHERS TO ONE (1) PERMANENT SUPPORTIVE HOUSING PROPOSAL SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY (“NOFA”) NO. HA-2022-20 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS AND DOCUMENTS REQUIRED FOR THE AWARD

WHEREAS, on January 28, 2022, the Housing Authority of the City of Los Angeles (“HACLA”) issued Project-Based Voucher (“PBV”) Notice of Funding Availability No. HA-2022-20 (the “NOFA”) to solicit proposals from developers of Permanent Supportive Housing (“PSH”) projects for approximately five hundred three (503) Project-Based Vouchers;

WHEREAS, the purpose of this PBV NOFA is to assist in the creation of permanent supportive housing in the City of Los Angeles by maximizing applications to the 2021 State of California Department of Housing and Community Development Project Homekey NOFA;

WHEREAS, the goal, through making PBVs available, is to provide affordable housing with an array of supportive services for homeless or at risk of homeless households who are impacted by COVID-19 and are at or below 30% of area median income (“AMI”);

WHEREAS, eligible applicants included local public entities with jurisdiction in the City of Los Angeles, or cities, counties, and local public entities which have entered into an interagency agreement with HACLA to administer an eligible project located in the City of Los Angeles, and HACLA business units that cannot be awarded PBVs directly through the Housing Opportunities Through Modernization Act of 2016 (“HOTMA”) and HACLA’s Administrative Plan;

WHEREAS, eligible projects must be awarded and utilize Homekey funds for acquisition of multifamily properties and net new units of affordable housing serving homeless and at risk of homeless households at or below 30% of AMI for 55 years. The project must be able to provide permanent housing units within 12 months of the acquisition of the property;

WHEREAS, HACLA received one (1) PSH project proposal in response to the PBV NOFA No. HA-2022-20 by the March 17, 2022 deadline with said proposal being from HACLA’s Asset Management Department; and

WHEREAS, the Chief Administrative Officer confirmed that although the PBVs will be awarded to projects in 2022, HAP payments will not be made until rehabilitation has been completed and the units are leased. The necessary funds will be available and included in the corresponding HACLA budget year.

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 four hundred ninety-five (495) PBVs to the following permanent supportive housing proposal:

Applicant	Project Name	Total Number of PBVs
HACLA - Asset Management Department	[1] 6521 Brynhurst Ave. (40) [2] 2812 W. Temple St. (15) [3] 7639 Van Nuys Blvd. (13) [4] 916 N. Alvarado St. (10)	495 PBV

	[5] 1654 W. Florence Ave. (44) [6] 6531 S. Sepulveda Blvd. (44) [7] 18602 S. Vermont Ave. (46) [8] 20205 Ventura Blvd. (48) [9] 19325 Londelius St. (38) [10] 10150 Hillhaven Ave. (33) [11] 21121 Vanowen St. (35) [12] 6001 W. Pico Blvd. (17) [13] 2010-2014 N. Highland Ave. (28) [14] 1044 N. Soto St. (84)	
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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 HA-2022-20 (Homekey Projects)**

On January 28, 2022, the Housing Authority of the City of Los Angeles (“HACLA”) invited proposals from qualified developers under the Project Based Voucher (“PBV”) Program. Through this Notice of Funding Availability (“NOFA”), HACLA made available up to a maximum of 503 PBVs for eligible owners who are applying for funding in the current Homekey Program NOFA, issued by the State of California Department of Housing and Community Development. Eligible applicants include HACLA business units that cannot be awarded PBVs directly through the Housing Opportunities Through Modernization Act of 2016 (“HOTMA”) and HACLA’s Administrative Plan. Contract awards are for an initial twenty (20) year term, with one (1) twenty (20) year option to renew.

A. **Advertising**

The PBV NOFA was posted on the Regional Alliance Marketplace for Procurement (“RAMP”), formerly LABAVN, a free service provided by the City of Los Angeles and the Los Angeles Business Council at: www.rampla.org. RAMP access requires no cost vendor registration. The posting was viewed by fifty-nine (59) RAMP registrants. An email notification was also sent to three hundred six (306) vendors from the HACLA database notifying them of the procurement opportunity with the understanding that joint proposals with eligible applicants were possible. In addition, NOFA notices were mailed to MBE/WBE organizations (see below).

B. Due to the outbreak of the novel coronavirus (COVID-19) and to help prevent its spread, 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 March 3, 2022, Addendum No. 1 was posted on RAMP. One (1) proposal was received by submission deadline of March 17, 2022. The proposal was from HACLA’s Asset Management Department. An evaluation panel comprised of three (3) non-affiliated HACLA staff evaluated the proposal to ensure adherence to the RFP requirements, and thereafter, scored the proposal as follows with recommended PBV awards:

Applicant	Project Name	Panel Average Score	Total Number of PBVs
HACLA - Asset Management Department	[1] 6521 Brynhurst Ave. (40) [2] 2812 W. Temple St. (15) [3] 7639 Van Nuys Blvd. (13) [4] 916 N. Alvarado St. (10) [5] 1654 W. Florence Ave. (44) [6] 6531 S. Sepulveda Blvd. (44) [7] 18602 S. Vermont Ave. (46) [8] 20205 Ventura Blvd. (48) [9] 19325 Londelius St. (38) [10] 10150 Hillhaven Ave. (33) [11] 21121 Vanowen St. (35) [12] 6001 W. Pico Blvd. (17) [13] 2010-2014 N. Highland Ave. (28) [14] 1044 N. Soto St. (84)	87.17	495 PBV

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 minority-owned business enterprises (“MBEs”) and women-owned business enterprises (“WBEs”). The recommended awardee is being made in accordance with HACLA’s policies and Federal regulations and without regard to race, creed, color, gender or national origin.

Company	Employees
Housing Authority of the City of Los Angeles	Total: 723 637 minorities = 88% 469 women = 64%

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 Chamber of Commerce
32	US Small Business Administration
33	US Veteran Business Alliance
34	Valley Economic Development Center/Women's Business Center
35	Vermont Slouson Economic Development Corporation
36	Vernon Network Committee
37	Young Black Contractors Association