

RESOLUTION AUTHORIZING THE DEDICATION OF TWO HUNDRED NINETEEN (219) SECTION 8 PROJECT-BASED VOUCHERS TO SIX (6) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY NO. HA-2022-120



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 October 19, 2022 the Housing Authority of the City of Los Angeles (“HACLA”) issued Request for Proposals PBV Notice of Funding Availability HA-2022-120 (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”). HACLA proposed making approximately two hundred forty (240) PBVs available, to maximize applications to the California Tax Credit Allocation Committee for eligible New Construction and Rehabilitation projects that previously received a Measure HHH capital funding commitment from LAHD or have been admitted into the LAHD Affordable Housing Managed Pipeline (“AHMP”).

Procurement: The NOFA was advertised 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 and the City and County of Los Angeles Universal NOFA (“UNOFA”) websites. In response to the NOFA, a total of eight (8) proposals requesting 308 PBVs were received by the November 22, 2022 submission deadline. Two of the eight proposals were determined non-responsive as they did not meet the NOFA’s eligibility criteria. Review and evaluation of the six (6) remaining proposals was conducted by a three (3) member evaluation panel (comprised of HACLA and LAHD staff) in accordance with the NOFA’s evaluation criteria. All six (6) proposals are being recommended for PBV awards in an amount totaling 219 PBVs. Additional information regarding the procurement is included in Attachment 2 (Summary of Procurement and Outreach Activities).

To accommodate this action, HACLA proposes to commit the 219 PBVs from the 2022 Board-approved allocation of 310 PBVs on September 29, 2022, under Resolution No. 9884.

HACLA may provide project-based assistance for 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 27% 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 219 PBVs to 6 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.

Developer	Project	PBVs
West Hollywood Housing, L.P. (Affirmed Housing Group)	Orange and DeLongpre Apts.	24 PBVs
Venice Dell L.P. (Venice Community Housing Corporation)	Venice Dell Community	68 PBVs
1216 Menlo Ave, L.P. (Omni America)	Menlo Avenue Apartments	31 PBVs
The Rigby, LP (Abbey Road, Inc.)	The Rigby	33 PBVs
The Main, LP (Abbey Road, Inc.)	The Main	33 PBVs
Abode Communities	Chavez Gardens (aka Chavez & Fickett)	30 PBVs

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

With Board approval, this proposal will result in 219 permanent supportive housing units dedicated for housing the homeless and chronically homeless.

PEOPLE Strategy #10: 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 #13: 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 219 households for 20 years. Although the PBVs will be awarded to projects in 2023, 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 TWO HUNDRED NINETEEN (219) SECTION 8 PROJECT BASED VOUCHERS TO SIX (6) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY NO. HA-2022-120

WHEREAS, on October 19, 2022, 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-2022-120 (the “NOFA”) to solicit proposals from developers of Permanent Supportive Housing (“PSH”) projects for approximately two hundred forty (240) 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 to maximize applications to the California Tax Credit Allocation Committee for eligible New Construction and Rehabilitation projects that previously received a Measure HHH capital funding commitment from LAHD or have been admitted into the LAHD Affordable Housing Managed Pipeline (“AHMP”);

WHEREAS, HACLA received eight (8) PSH project proposals in response to the NOFA by the November 22, 2022 submittal deadline. Two of the eight proposals were determined non-responsive as they did not meet the NOFA’s eligibility criteria;

WHEREAS, review and evaluation of the six (6) remaining proposals was conducted by a three (3) member evaluation panel (comprised of HACLA and LAHD staff) in accordance with the NOFA’s evaluation criteria, and all six (6) are being recommended for PBV awards in an amount totaling two hundred nineteen (219) PBVs;

WHEREAS, the Chief Administrative Officer confirmed that although the PBVs will be awarded to projects in 2023, 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 two hundred nineteen (219) PBVs to the following PSH projects:

Developer	Project	PBVs
West Hollywood Housing, L.P. (Affirmed Housing Group)	Orange and DeLongpre Apts.	24 PBVs
Venice Dell L.P. (Venice Community Housing Corporation)	Venice Dell Community	68 PBVs
1216 Menlo Ave, L.P. (Omni America)	Menlo Avenue Apartments	31 PBVs
The Rigby, LP (Abbey Road, Inc.)	The Rigby	33 PBVs
The Main, LP (Abbey Road, Inc.)	The Main	33 PBVs
Abode Communities	Chavez Gardens (aka Chavez & Fickett)	30 PBVs

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. 2022-120 (2022 Round 1)

On October 19, 2022, pursuant to Request for Proposals PBV Notice of Funding Availability HA-2022-120 (the “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 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, and the City and County of Los Angeles Universal NOFA (“UNOFA”) websites. RAMP access requires no cost vendor registration. The posting was viewed by eighty-three (83) RAMP registrants. An email notification was also sent to three hundred two (302) 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. HACLA did not conduct an optional pre-proposal conference. However, applicants had the opportunity to submit any questions regarding the NOFA by the October 26, 2022 submission deadline. On October 31, 2022, Addendum No. 1 was posted on the RAMP and UNOFA websites in response to questions received.

C. Proposals Received and Evaluated

Eight (8) applications were received by the submission deadline of November 22, 2022. HACLA verified the eligibility status of all eight (8) proposals received for HHH Funding commitments and/or AHMP status with LAHD prior to review and evaluation. Two (2) proposals did not meet the NOFA criterion and were rejected as non-responsive without further review or protest rights.

The six (6) eligible 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 December 14, 2022. The Panel is recommending all six (6) PSH projects for PBV awards based upon the NOFA evaluation criteria as follows:

Applicant	Project Name	PBV Units	PANEL
West Hollywood Housing, L.P. (Affirmed Housing Group)	Orange and DeLongpre Apts.	24	88.17
Venice Dell L.P. (Venice Community Housing Corporation)	Venice Dell Community	68	88.00

1216 Menlo Ave, L.P. (Omni America)	Menlo Avenue Apartments	31	83.83
The Rigby, LP (Abbey Road, Inc.)	The Rigby	33	83.50
The Main, LP (Abbey Road, Inc.)	The Main	33	81.83
Abode Communities	Chavez Gardens (aka Chavez & Fickett)	30	79.00
CRCD Partners LLC	Historic Lincoln Theater Arts & Housing Campus	59	NON RESPONSIVE
Washington View, LP (Western Pacific Housing, LLC)	Washington View Apartments	30	NON RESPONSIVE

Two of the awardees are Minority-Owned Business Enterprises (“MBEs”) and Small Business Enterprises (“SBEs”). One Applicant, Omni America, 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 providing information regarding solicitations and contracting opportunities to the U.S. Small Business Administration (“SBA”) and organizations that represent minorities and women, for their further dissemination. The recommended awardees of the contracts are being made in accordance with 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 Chamber of Commerce
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

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
 PBV NOFA HA-2022-120 (Round 1)

Non-Profit	APPLICANT	DEVELOPER	TOTAL number of Employees	Minority Employees & %		Women Employees & %	
WORKFORCE PROFILE							
No	West Hollywood Housing, L.P. (Affirmed Housing Group)	Orange and DeLongpre Apts.	27	9	33%	17	62%
No	(Venice Community Housing Corporation)	Venice Dell Community	42	34	80%	26	61%
No	1216 Menlo Ave, L.P. (Omni America)	Menlo Avenue Apartments	0	0	0%	0	0%
No	The Rigby, LP (Abbey Road, Inc.)	The Rigby	7	4	57%	4	57%
No	The Main, LP (Abbey Road, Inc.)	The Main	7	3	42%	4	57%
Yes	Abode Communities	Chavez Gardens (aka Chavez & Fickett)	163	134	82%	87	53%

Non-Profit Organization
One (1)
First Time Awardee
One (1) - 1216 Menlo Ave., L.P. (Omni America)
MBE-WBE-SBE
2