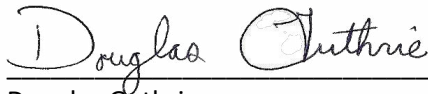


RESOLUTION AUTHORIZING THE DEDICATION OF ONE HUNDRED (100) SECTION 8 HOUSING CHOICE VOUCHERS TO ONE (1) PROPOSAL SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY NO. HA-2022-125



Douglas Guthrie
President & Chief Executive Officer



Carlos Van Natter
Director of Section 8

Purpose: To assist in the creation of affordable housing for low-income individuals and families. HACLA proposes to make available Project-Based Vouchers (PBVs) to provide rental operating subsidies for eligible projects that will leverage the vouchers in the creation of larger scale affordable housing projects and maximize applications for public capital funding.

Issues: On December 1, 2022 the Housing Authority of the City of Los Angeles (“HACLA”) issued Request for Proposals PBV Notice of Funding Availability HA-2022-125 (the “NOFA”), to solicit proposals from affordable housing developers for the PBV program. HACLA proposed making approximately one hundred (100) PBVs available for eligible applicants who are developing large scale, transit-oriented housing developments of 300 or more affordable housing units, and requiring PBVs for no more than 25% of the total units.

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. In response to the NOFA, one (1) proposal requesting 100 PBVs was received by the January 20, 2023, submission deadline. The proposal was from Expo Crenshaw Apartments, LP for its Expo Crenshaw Apartments project. The proposed development would result in the creation of 400 new affordable housing units, 100 of which would be PBV units reserved for households at or below 30% Area Median Income (AMI). An evaluation panel comprised of three (3) HACLA staff evaluated the proposal to ensure adherence with the RFP requirements, and following scoring, recommended an award of 100 PBVs for the project. 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 100 PBVs from the Board-approved allocation of 100 PBVs on November 15, 2022, under Resolution No. 9898.

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 increase the number of affordable housing units in the City of Los Angeles, HACLA requests to dedicate one hundred (100) PBVs to Expo Crenshaw Apartments, LP for its Expo Crenshaw Apartments project as detailed above, and to authorize the President & CEO, or designee, to execute all contracts and documents required for the dedication under the PBV program.

Vision Plan: PEOPLE Strategy #11: Improve Community Stewardship

With Board approval, this proposal will result in 100 additional affordable housing units with project-based vouchers serving low-income individuals and families within larger, affordable housing projects.

PLACE Strategy #3: Improve and expand Section 8 program, policies, and efficiencies

The PBVs awarded will be leveraged to secure capital funding necessary for the construction of larger scale affordable housing projects serving low-income individuals and families. The non-PBV affordable units could be leased to families with tenant-based Section 8 vouchers.

PEOPLE Strategy #4: Steward efforts to reduce and alleviate homelessness

Increasing the supply of new affordable housing units helps address the affordable housing needs of low-income individuals and families and contributes to the reduction of homelessness.

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 100 households for 20 years. Although the PBVs will be awarded to the project 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. The project will be in compliance with NEPA and CEQA prior to the execution of an AHAP contract.

Section 3: The current request to dedicate PBVs to this affordable housing project 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 THE DEDICATION OF ONE HUNDRED (100) SECTION 8 HOUSING CHOICE VOUCHERS TO ONE (1) PROPOSAL SELECTED PURSUANT TO PROJECT-BASED VOUCHER (“PBV”) NOTICE OF FUNDING AVAILABILITY NO. HA-2022-125

WHEREAS, on December 1 , 2022, the Housing Authority of the City of Los Angeles (“HACLA”) issued Project-Based Voucher (“PBV”) Notice of Funding Availability No. HA-2022-125 (the “NOFA”) to solicit proposals from developers of affordable Housing projects for approximately one hundred (100) Project-Based Vouchers;

WHEREAS, the purpose of this NOFA is to assist in the creation affordable housing for low-income individuals and families in the City of Los Angeles. The goal, through making PBVs available, is to leverage the vouchers in the creation of larger scale, transit-oriented housing developments of 300 or more affordable housing units, and require PBVs for no more than 25% of the total units;

WHEREAS, HACLA received one (1) project proposal in response to the NOFA by the January 20, 2023 submittal deadline, for the Expo Crenshaw Apartments project being developed by Expo Crenshaw Apartments, LP;

WHEREAS, following an evaluation of the proposal as detailed in the Report of the President and CEO of the same date herewith, HACLA desires to award one hundred (100) PBVs to Expo Crenshaw Apartments, LP, for its Expo Crenshaw Apartments project;

WHEREAS, the proposed development would result in the creation of 400 new affordable housing units, 100 of which would be PBV units reserved for households at or below 30% Area Median Income (AMI);

WHEREAS, the Chief Administrative Officer confirmed that although the PBVs will be awarded to the project 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 in the creation of affordable housing units for low income individuals and families 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 one hundred (100) PBVs to the following affordable housing project:

Developer	Project	PBVs
Expo Crenshaw Apartments, LP	Expo Crenshaw Apartments	100 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 HA-2022-125 LARGE SCALE AFFORDABLE HOUSING PROJECTS**

On December 1, 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 Project Based Voucher Notice of Funding Availability (“PBV NOFA”), HACLA made available up to a maximum of 100 PBVs for eligible applicants who are developing large scale, transit-oriented housing developments of 300 or more affordable housing units, and requiring PBVs for no more than 25% of the total units to maximize PBV leveraging opportunities. The contract awards are for an initial twenty (20) year term each, with one (1) twenty (20) year option to renew, at the sole discretion of HACLA.

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 one hundred twenty-eight (128) RAMP registrants. An email notification was also sent to three hundred three (303) vendors from the HACLA database notifying them of the 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 PBV NOFA by a December 12, 2022 submission deadline.

C. Proposals Received and Evaluated

No addendum was issued under this PBV NOFA. One (1) proposal was received by the submission deadline of January 20, 2023. The proposal was from Expo Crenshaw Apartments, LP. 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 as follows:

Developer	Project	Panel Average Score	PBVs
Expo Crenshaw Apartments, LP	Expo Crenshaw Apartments	82.66	100

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 award is being made in accordance with HACLA’s policies and Federal regulations and without regard to race, creed, color, gender or national origin.

Developer Expo Crenshaw Apartments, LP:	Employees
1. The Richman Group of Companies	Total: 34
	14 Minorities = 41%
	16 Women = 47%
2. West Angeles Community Development Corporation	Total: 12
	12 Minorities = 100%
	9 Women = 75%
3. Watt Investment Partners, LLC	Total: 3
	1 Minority = 33%
	1 Woman = 33%
4. La Cienega LOMOD, Inc.	Total: 0

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

