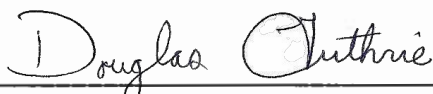


RESOLUTION AUTHORIZING DEDICATION OF NINE HUNDRED NINETY-TWO (992) SECTION 8 PROJECT-BASED VOUCHERS TO EIGHTEEN (18) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED VOUCHER ("PBV") NOTICE OF FUNDING AVAILABILITY ("NOFA") NO. HA-2021-24 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS/DOCUMENTS REQUIRED FOR THE PROGRAM



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 March 1, 2021, the Housing Authority of the City of Los Angeles ("HACLA") issued a Request for Proposals ("RFP") PBV Notice of Funding Availability HA-2021-24 (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 one thousand (1,000) 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 ("LA-BAVN") and the HCIDLA websites. In response to the NOFA, a total of thirty-nine (39) proposals requesting 2,237 PBVs were received by the April 2, 2021, RFP submission deadline. Following a review and analysis of the proposals in accordance with the RFP requirements, the three (3) member evaluation panel comprised of HACLA and HCIDLA staff is recommending a total award of nine hundred ninety-two (992) PBVs to the eighteen (18) top-ranked proposers. Additional details on the procurement are detailed on the attached Summary of Outreach. To accommodate this action, HACLA committed 992 PBVs from the 2021 Board approved allocation of 2,000.

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 23.5% 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 992 PBVs to 18 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 HCIDLA 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 HCIDLA’s dashboard, in the counting of units, HACLA will actually award 7,500 PSH-PBVs in four years rather than five.

Developer	Project	PBVs
Century Affordable Development, Inc.	841 N. Banning	63 PBV
Flexible PSH Solutions, Inc.	Voltaire Villas	20 PBV
Venice Community Housing Corporation	Lincoln Apartments	39 PBV
Parkview Affordable Housing, LP (Thomas Safran & Associates)	Parkview Affordable Housing	31 PBV
East LA Community Corporation	Los Lirios	20 PBV
EAH Inc.	4507 Main Street Apartments	31 PBV
Abode Communities	Beacon Landing	88 PBV
Arlington Heights, LP (Thomas Safran & Associates)	The Arlington	20 PBV
Hollywood Community Housing Corporation	Luna Vista Apartments	36 PBV
1010 Development Corporation	Hope on 6 th	31 PBV
Mercy Housing California	Whittier HHH	63 PBV
600 San Pedro, LP (Weingart Center Association)	600 San Pedro	97 PBV 50 VASH
600 San Pedro 2, LP (Weingart Center Association)	600 San Pedro 2	126 PBV 25 VASH
Clifford Beers Housing	The Steps on St. Andrews	15 PBV
Vista Terrace LP (Thomas Safran & Associates)	Vista Terrace	25 PBV
LA Family Housing	18722 Sherman Way	63 PBV
LA Family Housing	21300 Devonshire	99 PBV
Innovative Housing Opportunities, Inc.	Western @ 87 th	50 PBV

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

With Board approval, this proposal will result in 992 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 992 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, HCIDLA. Each project will be in compliance with NEPA and CEQA prior to the execution of an 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 comply with Section 3 requirements and work with general contractors to fulfill their Section 3 requirements. Specific goals and targets will be agreed upon during hiring of the general contractor and prior to project construction commencement.

Attachments:

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

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DEDICATION OF NINE HUNDRED NINETY-TWO (992) SECTION 8 PROJECT-BASED VOUCHERS TO EIGHTEEN (18) PERMANENT SUPPORTIVE HOUSING PROJECTS SELECTED PURSUANT TO PROJECT-BASED VOUCHER ("PBV") NOTICE OF FUNDING AVAILABILITY ("NOFA") NO. HA-2021-24 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS/DOCUMENTS REQUIRED FOR THE PROGRAM

WHEREAS, on March 1, 2021, in collaboration with the Los Angeles Housing and Community Investment Department ("HCIDLA"), the Housing Authority of the City of Los Angeles ("HACLA") issued Project-Based Voucher ("PBV") Notice of Funding Availability No. HA-2021-24 (the "NOFA") to solicit proposals from developers of Permanent Supportive Housing ("PSH") projects for approximately one thousand (1,000) 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 HCIDLA, 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 HCIDLA;

WHEREAS, HACLA received thirty-nine (39) PSH project proposals in response to the NOFA by the April 2, 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 eighteen (18) ranked project proposals, representing 992 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.

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 ninety-two (992) PBVs to the following permanent supportive housing projects:

Developer	Project	PBVs
Century Affordable Development, Inc.	841 N. Banning	63 PBV
Flexible PSH Solutions, Inc.	Voltaire Villas	20 PBV
Venice Community Housing Corporation	Lincoln Apartments	39 PBV
Parkview Affordable Housing, LP (Thomas Safran & Associates)	Parkview Affordable Housing	31 PBV
East LA Community Corporation	Los Lirios	20 PBV
EAH Inc.	4507 Main Street Apartments	31 PBV
Abode Communities	Beacon Landing	88 PBV
Arlington Heights, LP (Thomas Safran & Associates)	The Arlington	20 PBV
Hollywood Community Housing Corporation	Luna Vista Apartments	36 PBV
1010 Development Corporation	Hope on 6 th	31 PBV
Mercy Housing California	Whittier HHH	63 PBV
600 San Pedro, LP (Weingart Center Association)	600 San Pedro	97 PBV 50 VASH
600 San Pedro 2, LP (Weingart Center Association)	600 San Pedro 2	126 PBV 25 VASH
Clifford Beers Housing	The Steps on St. Andrews	15 PBV
Vista Terrace LP (Thomas Safran & Associates)	Vista Terrace	25 PBV
LA Family Housing	18722 Sherman Way	63 PBV
LA Family Housing	21300 Devonshire	99 PBV
Innovative Housing Opportunities, Inc.	Western @ 87 th	50 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 OUTREACH ACTIVITIES
PBV NOFA No. 2021-24 (2021 Round 1)**

On March 1, 2021, 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 awards 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 viewed by 1015 BAVN users. HACLA sent an email notification to 299 vendors from the HACLA database notifying them of the procurement opportunity. Additionally, NOFA notices were mailed to the MBE/WBE organizations (see below).

B. HACLA did not conduct an optional pre-proposal conference, due to the outbreak of the novel coronavirus (COVID-19). 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 or prior to the April 2, 2021 submission deadline thirty-nine (39) applications were received. The evaluation panel reviewed and scored the proposals online on April 29th, 30th, May 3rd and May 4th. 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 eighteen (18) PSH projects for PBV awards as follows:

RANK	APPLICANT	PROJECT NAME	(PBV + VASH)	PBV Units	VASH Units	AVERAGE SCORE
1	Century Affordable Development, Inc.	841 N. Banning	63	63	0	95.33
2	Flexible PSH Solutions, Inc.	Voltaire Villas	20	20	0	94.00
3	Venice Community Housing Corporation	Lincoln Apartments	39	39	0	93.67
4	Parkview Affordable Housing (Thomas Safran & Assoc.)	Parkview Affordable Housing	31	31	0	93.50
5	East LA Community Corporation	Los Lirios	20	20	0	91.50
6	EAH Inc.	4507 Main Street Apartments	31	31	0	87.75
7	Abode Communities	Beacon Landing	88	88	0	87.33

8	Arlington Heights, LP (Thomas Safran & Assoc.)	The Arlington	20	20	0	86.83
9	Hollywood Community Housing Corporation	Luna Vista Apartments	36	36	0	83.17
10	1010 Development Corporation	Hope on 6th	31	31	0	81.00
11	Mercy Housing California	Whittier HHH	63	63	0	79.67
12	600 San Pedro 2, LP (Weingart Center Assoc)	600 San Pedro 2	151	126	25	79.67
13	600 San Pedro, LP (Weingart Center Assoc)	600 San Pedro	147	97	50	79.67
14	Cliford Beers Housing	The Steps on St. Andrews	15	15	0	79.08
15	Vista Terrace LP (Thomas Safran & Assoc.)	Vista Terrace	25	25	0	77.83
16	LA Family Housing	18722 Sherman Way	63	63	0	75.67
17	LA Family Housing	21300 Devonshire	99	99	0	75.33
18	Innovative Housing Opportunities, Inc.	Western @ 87th	50	50	0	74.33
19	Crocker Apartments, LP (LTSC-CDC)	Umeya Apartments	87	87	0	72.67
20	Bridge Housing Corporation	HHH Watts	59	59	0	72.67
21	Innovative Housing Opportunities, Inc.	Normandie 84	34	34	0	71.67
22	Watts Station LP (Thomas Safran & Assoc.)	Watts Station Redevelopment	22	22	0	71.50
23	Restore Neighborhoods Los Angeles (RNLA)	Linda Vista Scattered Site PSH	32	32	0	71.33
24	Bridge Housing Corporation	HHH New Hampshire	93	93	0	69.00
25	Abode Communities	Chavez & Fickett	30	30	0	69.00
26	Abode Communities	25820 S. Western	77	77	0	67.33
27	Flexible PSH Solutions, Inc.	Broadway Apartments	75	0	75	67.08
28	WellnestLA	The Nest on Jefferson	52	52	0	66.00
29	ABS Properties, Inc.	The Residency at the Mayer Hollywood	39	39	0	64.50

30	West Hollywood Community Housing Corporation	Third Thyme	52	52	0	63.83
31	Affirmed Housing Group, Inc.	Orange and DeLongpre Apts.	98	98	0	62.83
32	Flexible PSH Solutions, Inc.	5th Street Apartments	111	0	111	62.25
33	Western Pacific Housing LLC	Washington View Apartments	30	30	0	60.92
34	Historic Lincoln Theatre, LP (CRCD)	Historic Lincoln Theater	71	52	19	60.00
35	Community Corporation of Santa Monica	Kite Crossing	30	30	0	59.00
36	ABS Properties, Inc.	Residency at the Entrepreneur Hollywood	61	61	0	52.83
37	DWC Campus, LP (Daylight Community Development, LLC)	DWC Campus Expansion	97	97	0	49.50
38	Shangri-La Construction LP	Normandie Apartments	74	0	74	24.67
39	TOTS	HACLA PBV NOFA HA-2021-24	21	21	0	15.83

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

MBE-WBE, Non-Profit, 1st Time Awardees and Workforce Profile

APPLICANT	DEVELOPER	TOTAL number				
		of Employees	Minority Employees & %	Women Employees & %	Women Employees & %	
Workforce Profile						
*Century Affordable Development, Inc.	841 N. Banning	93	76	82%	49	53%
Flexible PSH Solutions, Inc.	Voltaire Villas	4	1	25%	1	25%
*Venice Community Housing Corporation	Lincoln Apartments	37	30	81%	25	68%
Parkview Affordable Housing, LP (Thomas Safran & Assoc.)	Parkview Affordable Housing	0	0	N/A	0	N/A
East LA Community Corporation	Los Lirios	20	17	85%	13	65%
EAH Inc.	4507 Main Street Apartments	598	455	76%	326	55%
*Abode Communities	Beacon Landing	157	133	85%	86	55%
Arlington Heights, LP (Thomas Safran & Assoc.)	The Arlington	N/A	N/A	N/A	N/A	N/A
*Hollywood Community Housing Corporation	Luna Vista Apartments	18	13	72%	11	61%
*1010 Development Corporation	Hope on 6th	9	7	78%	4	44%
*Mercy Housing California	Whittier HHH	N/A	N/A	N/A	N/A	N/A
*600 San Pedro 2, LP (Weingart Center Assoc)	600 San Pedro 2	147	136	93%	66	45%
*600 San Pedro, LP (Weingart Center Assoc)	600 San Pedro	147	136	93%	66	45%
*Clifford Beers Housing Vista Terrace LP (Thomas Safran & Assoc.)	The Steps on St. Andrews	13	7	54%	5	38%
LA Family Housing	Vista Terrace	N/A	N/A	N/A	N/A	N/A
LA Family Housing	18722 Sherman Way	428	355	83%	269	63%
LA Family Housing	21300 Devonshire	428	355	83%	269	63%
Innovative Housing Opportunities, Inc.	Western @ 87th	9	10	111%	9	100%

Non-Profit Organizations

*Nine (9) Developers

First Time Awardees (2)

Century Affordable Development, Inc.
1010 Development Corporation