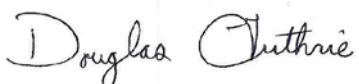


Report of the President & CEO

September 24, 2020

RESOLUTION AUTHORIZING DEDICATION OF TWO HUNDRED TEN (210) 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-2020-120 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS/DOCUMENTS REQUIRED FOR THE PROGRAM



Douglas Guthrie
President & CEO



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 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 August 26, 2020, HACLA issued PBV NOFA HA-2020-120 (the “NOFA”) to solicit proposals from developers for the permanent supportive housing component of the PBV program. HACLA proposed making approximately two hundred twenty (220) PBVs available to maximize applications to the 2020 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, local public entities which have entered into an interagency agreement with HACLA to administer an eligible project located in the City of Los Angeles. 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 City of Los Angeles’ Business Assistance Virtual Network (BAVN) and the HCIDLA websites. In response to the NOFA, a single proposal requesting 210 PBVs was received by the September 11, 2020 submission deadline. That proposal was from HACLA’s Asset Management Department. HACLA was not allowed to non-competitively award itself vouchers through the Housing Opportunity Through Modernization Act of 2016, 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 and 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 RFP requirements, the panel is recommending a total award of two hundred ten (210) PBVs to the Asset Management Department

for multiple project sites. Additional details on the procurement are detailed on the attached Summary of Outreach. To accommodate this action, HACLA committed 210 PBVs from the 2021 Board approved allocation of 1,000 PBVs.

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 18.6% 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, HACLA requests to dedicate 210 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 program. These PBVs will maximize an application to the 2020 State of California Department of Housing and Community Development Project Homekey NOFA.

Applicant	Project	Number of PBVs
HACLA Asset Management Department	Multiple Sites	210 PBV

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

With Board approval, this proposal will result in 210 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 requires owners of PBV projects to provide supportive services to all PBV participants as a condition of the award of PBVs to the project, which includes access to mental health services.

PEOPLE Strategy #12: Improve access to physical health services

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

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 210 households for 20 years. Although the PBVs will be awarded to projects in 2020, 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, the Housing and Community Investment Department. Each project will be in compliance with NEPA and CEQA prior to the execution of the 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. Section 3 employment opportunities have been identified and committed. HACLA will work with the property management company and supportive services provider to identify and refer Section 3 residents for resident manager, maintenance, administrative and other positions as applicable.

Attachment: 1. Summary of Outreach Activities
2. Resolution

Attachment 1

Summary of Outreach Activities

On August 26, 2020, the Housing Authority of the City of Los Angeles (“HACLA”) invited proposals from eligible applicants under the Project Based Voucher (“PBV”). Through this NOFA, HACLA will make available up to a maximum of 220 PBVs for eligible applicants with eligible projects applying for funding in the current Homekey Program Notice of Funding Availability issued by the State of California Department of Housing and Community Development. As noted in the accompanying Report of the President and CEO, eligible applicants included local public entities with jurisdiction in the City of Los Angeles, or cities, counties, local public entities which have entered into an interagency agreement with HACLA to administer an eligible project located in the City of Los Angeles. 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 area median income. The projects must be able to provide permanent supportive housing units within 12 months of the acquisition of the property. The contract award is for an initial twenty (20) year term with one (1), twenty (20) year option to renew, for a total of forty (40) years.

A. Advertising

Although the eligible applicants are limited, the Request for Proposal (RFP) for the PBV NOFA was posted on the City of Los Angeles Business Assistance Virtual Network (LA-BAVN) website. LA-BAVN is a free service provided by the City of Los Angeles. Notices were reviewed by 119 LA-BAVN users. HACLA sent an email notification to 280 vendors from the HACLA database notifying them of the procurement opportunity with the understanding joint proposals with eligible applicants were possible. Additionally, NOFA notices were mailed to the Minority Business Enterprise (“MBE”) / Women Business Enterprise (“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 recent 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 September 11, 2020 submission deadline one (1) proposal was received. The proposal was from HACLA's Asset Management Department. As noted in the accompanying Report of the President and CEO, an evaluation panel comprised of three non-affiliated HACLA staff evaluated the proposal to ensure adherence to the RFP requirements, and thereafter scored the proposal with a recommended award as follows:

HA-2020-120	APPLICANT	PROJECT NAME	PANEL AVERAGE	TOTAL No. of PBV
1	Housing Authority of the City of Los Angeles – Asset Management Department	1643 Martel Avenue 15230 Parthenia Avenue Best Western NOHO Super 8 The Orchid (w/ PATH)	93.00	210

- D. MBE/WBE 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 award is being made in accordance with the Housing Authority’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 – Asset Management Department	Total: 892 605 Minorities = 88% 432 Women = 63%

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

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DEDICATION OF TWO HUNDRED TEN (210) 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-2020-120 AND AUTHORIZING THE PRESIDENT AND CEO, OR DESIGNEE, TO EXECUTE ANY AND ALL CONTRACTS/DOCUMENTS REQUIRED FOR THE PROGRAM

WHEREAS, on August 26, 2020, the Housing Authority of the City of Los Angeles (“HACLA”) issued Project-Based Voucher (“PBV”) Notice of Funding Availability (“NOFA”) No. HA-2020-120 to solicit proposals from developers of Permanent Supportive Housing (PSH) projects for approximately two hundred twenty (220) PBVs; and

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 2020 State of California Department of Housing and Community Development Project Homekey NOFA; and

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); and

WHEREAS, eligible applicants included local public entities with jurisdiction in the City of Los Angeles, or cities, counties, 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

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; and

WHEREAS, HACLA received one (1) PSH project proposal in response to the PBV NOFA No. HA-2020-120 by the September 11, 2020 deadline with said proposal being from HACLA’s Asset Management Department; and

WHEREAS, for the reasons set forth in the Report of the President and CEO of the same date herewith, the Board of Commissioners does hereby desire to award the Asset Management Department 210 PBVs in multiple project sites.

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 two hundred ten (210) PBVs to the following permanent supportive housing proposal:

Developer	Project	Number of PBVs
HACLA Asset Management Department	Multiple Sites	210 PBV

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

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

By: _____
Ben Besley, Chairperson

APPROVED AS TO FORM:

BY: _____
James Johnson, General Counsel

DATE ADOPTED: _____