

DATE: January 7, 2016

TO: Executive/Administration Committee (EAC)

FROM: Huasha Liu, Director, Land Use and Environmental Planning; 213-236-1838, liu@scag.ca.gov

SUBJECT: Affordable Housing and Sustainable Communities (AHSC) Technical Assistance Application to the Strategic Growth Council (SGC)

EXECUTIVE DIRECTOR'S APPROVAL:



RECOMMENDED ACTIONS:

Recommend that the EAC, acting on behalf of the Regional Council in accordance with Article VC.(3)(a) of the SCAG's Bylaws, to: 1) approve SCAG to enter into appropriate contract documents with SGC regarding the "Affordable Housing and Sustainable Communities Technical Assistance Pilot Program" to receive an award of up to \$200,075; and 2) amend existing contract with Estolano LeSar Perez (ELP) Advisors to revise existing scope of work.

EXECUTIVE SUMMARY:

In early December 2015, the Strategic Growth Council (SGC) issued a Request for Proposals (RFP) to procure qualified teams as part of a pilot program to provide direct and enhanced technical assistance to support potential applicants in the next round of Affordable Housing and Sustainable Communities (AHSC) grants. On December 18 2015, SCAG and consultant team, led by ELP, submitted a proposal to SGC in the amount of \$200,075. Staff determined that using ELP would create efficiency because of its current contract with SCAG as well as make SCAG's Proposal more competitive given ELP's familiarity with the AHSC Program. On December 30, 2015, SGC released a Notice of Intent to Award Contract (Attachment 1) to SCAG for the proposed enhanced technical assistance program. Staff seeks approval to execute contract documents to receive an award of up to \$200,075. Staff also seeks approval to amend current contract with ELP to revise its scope of work. This amendment would exceed \$75,000, as well as 30% of the contract's original value. Therefore, in accordance with the SCAG Procurement Manual (dated 11/01/14) Section 8.3, it requires the board approval. A timeline showing relevant project related milestones and deadlines is attached (Attachment 3).

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan Goal 1 Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; and Goal 2: Obtain Regional Transportation Infrastructure Funding and Promote Legislative Solutions for Regional Planning Priorities.

BACKGROUND:

The first year of the statewide AHSC grant program was 2015, and Cap and Trade funding for thirteen (13) housing and transportation projects was ultimately provided in the SCAG region. Recognizing the need to provide support to regional stakeholders in preparing applications for the 2016 AHSC grant round, staff awarded Contract No.16-010A-C1 in November 2015 to ELP

to provide technical assistance to potential applicants throughout the region (e.g. local governments including SCAG member cities, transit operators, housing developers, etc.). A consultant team led by ELP has commenced work associated with this contract along with certain subconsultants including Climate Resolve and TransForm. Projects that ultimately receive AHSC funds would support implementation of the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (2012 RTP/SCS).

In preparing for the 2016 grant round, SGC recognized that many unfunded conceptual applications from 2015 were for projects benefitting disadvantaged communities (DACs), and that enhanced technical assistance was needed to prepare more competitive and thorough applications. Accordingly, in early December 2015, SGC issued a Technical Assistance Pilot Program RFP announcing that funds were available to provide enhanced technical assistance for twenty-nine (29) conceptual projects (Attachment 2) benefitting DACs in the Southern California region. SCAG responded to this RFP to provide enhanced support to 29 projects by submitting a proposal on December 18, 2015 in the amount of \$200,075 with ELP as the lead consultant. On December 30, 2015, SGC released a Notice of Intent to Award a Contract to SCAG for the proposed enhanced technical assistance program. Staff will be involved in all aspects of the enhanced technical assistance program, and will deploy our three (3) CivicSpark Fellows to provide support.

As previously noted, SCAG's Proposal includes a consultant team led by ELP. The work by ELP in the Proposal, though closely related, is not part of the scope of work in current contract, and therefore necessitates an amendment to the contract. In addition to revising the scope of work, the purpose of the amendment is to provide additional funding to enable the consultant to provide enhanced technical assistance to up to 29 projects specified in SCG's RFP and SCAG's Proposal. The amendment would utilize existing subconsultants such as Climate Resolve and TransForm and add the Local Government Commission to assist SCAG and ELP in this work effort. This enhanced technical assistance will include substantial technical support at both the conceptual and full application phases, and would incorporate capacity building for future AHSC funding cycles. This amendment would exceed \$75,000, as well as 30% of the contract's original value. Therefore, staff seeks approval by the EAC (acting on behalf of the Regional Council) to enter into the appropriate contract documents with SGC as well as to amend current contract with ELP (Contract No. 16-010) as they relate to the enhanced technical assistance program.

FISCAL IMPACT:

As part of the award by SCG, SCAG will receive funding of up to \$200,075 to administer the contract for consulting services.

ATTACHMENTS:

1. SGC Notice of Intent to Award Contract dated 12/30/15
2. Eligible Projects in Southern California Region for Technical Assistance Pilot
3. Project Timeline

December 30, 2015

NOTICE OF INTENT TO AWARD CONTRACT

RFP No. SGC 15100

“Affordable Housing and Sustainable Communities
Technical Assistance Pilot Program”

The Strategic Growth Council intends to award an agreement to:

Proposer	Region(s)
ELP – Estolano Lesar Perez Advisors	Bay Area, Sacramento, San Diego
SCAG – Southern California Association of Governments	Southern California
SJCOG – San Joaquin Council of Governments	San Joaquin Valley

**This notice shall remain posted from
December 31, 2015 through January 7, 2016**

**PLEASE DO NOT REMOVE THIS NOTICE
FROM THIS BOARD**

For questions regarding this Notice, please contact:

Kathy Leuterio
Strategic Growth Council
(916) 324-9723

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
Eligible Projects in Southern California Region for Technical Assistance Pilot

PROJECT NAME	APPLICANT/DEVELOPER	COUNTY	JURISDICTION
Downtown Bellflower Multi-Modal Center	City of Bellflower	Los Angeles	Bellflower
Aidan's Walk Seniors	Premiant Development, LLC	Los Angeles	Burbank
Rosecrans Villas in Compton, CA	Neighborhood Housing Services of Los Angeles County	Los Angeles	Compton
Style Outlets at LA, Hawthorne	CA City of Hawthorne	Los Angeles	Hawthorne
PATH Ventures Metro Villas Site I and Site II	PATH Ventures	Los Angeles	Los Angeles
LA River Valley Greenway	City of Los Angeles	Los Angeles	Los Angeles
King 1101	Clifford Beers Housing, Inc.	Los Angeles	Los Angeles
Manali Town Homes	Manali Town Homes, L.P.	Los Angeles	Los Angeles
Bartlett Hill Manor Apartments	LINC Housing Corporation	Los Angeles	Los Angeles
Manchester Villas in South Los Angeles	Neighborhood Housing Services of Los Angeles County	Los Angeles	Los Angeles
Mosaic Gardens at Willowbrook	LINC Community Development Corporation	Los Angeles	Los Angeles County
Branford Villa Apartments Acquisition and Rehabilitation	Wasatch T Street	Los Angeles	Pacoima
Mosaic Gardens at Pomona	LINC Community Development Corporation	Los Angeles	Pomona
Holt Family Apartments	Clifford Beers Housing, Inc.	Los Angeles	Pomona
The Horizons in South El Monte	City of South El Monte	Los Angeles	South El Monte
Westside Active Transportation Network Enhancement Project	South Gate, City of	Los Angeles	South Gate
Las Tunas Drive Complete Street Improvements	Temple City	Los Angeles	Temple City
17275 Derian Affordable Apartments	C&C Development, LLC	Orange	Irvine
SR-22 Intercounty Express Buses	Orange County Transportation Authority	Orange	Orange County
Coachella Circulator	City of Coachella	Riverside	Coachella
SunLine's Hydrogen Transportation Improvements	Sunline Transit Agency	Riverside	Indio
Cajalco Road Paved Shoulder and Transit Stop Improvement Project	Riverside County	Riverside	Mead Valley
6th Street Sidewalk Construction and Transit Stop Improvement Project	Riverside County	Riverside	Mecca
San Antonio del Desierto	Pueblo Unido CDC	Riverside	Mecca
Moreno Valley Gateway Pedestrian and Bicycle Improvements	City of Moreno Valley	Riverside	Moreno Valley
Juan Bautista de Anza Trail Connectivity Enhancements	City of Moreno Valley	Riverside	Moreno Valley
SEASONS at Chino	LINC Housing Corporation	San Bernardino	Chino
Lakeview Village Townhomes	Lakeview Village Townhomes, LLC	San Bernardino	Victorville
J Street Linear Park & Trail	City of Oxnard	Ventura	Oxnard

**SCAG Affordable Housing and Sustainable Communities (AHSC)
Timeline for Technical Assistance**

- 11/13/15** – Notice to Proceed Issued to ELP for SCAG technical assistance program
- 12/1/15** – RFP for AHSC Technical Assistance Pilot Program issued by Strategic Growth Council
- 12/3/15** – RTP/SCS Released
- 12/8/15** – California Gold AHSC technical assistance session conducted
- 12/16/15** – Original RFP response deadline
- 12/18/15** – SGC response to RFP submitted
- 12/21/15** – Revised response deadline
- 12/30/15** – SGC issued Notice of Intent to Award Contract
- 1/13/16** - Signed contracts due to SGC for counter signature
- 1/29/16** – Pilot Technical Assistance Program begins
- Late January 2016** – Expected Notice of Funding Availability (NOFA) for +/- \$340 million in competitive AHSC cap & trade funds
- March 2016** – Concept applications due
- May/June 2016** – Full applications due
- July/August 2016** – SGC announces funding awards