

TRANSMITTAL

To: **THE COUNCIL**

Date: **06/15/20**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



ERIC GARCETTI
Mayor

(Ana Guerrero) for



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

Executive Management Division

1200 West 7th Street, 9th Floor, Los Angeles, CA 90017
tel 213.928.9071 | fax 213.808.8999
hcidla.lacity.org

June 3, 2020

Council File: 15-0087-S4
Council District(s): Citywide
Contact Person(s):
Claudia Monterrosa (213) 808-8650
Alina Tishchenko (213) 808-8866

Honorable Eric Garcetti
Mayor, City of Los Angeles
Room 303, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Attention: Heleen Ramirez, Legislative Coordinator

COUNCIL TRANSMITTAL: REQUEST FOR AUTHORITY TO ACCEPT \$25.56 MILLION IN INFRASTRUCTURE AND TRANSPORTATION-RELATED GRANT AWARDS FOR THE 2018 ROUND 4 FROM THE STRATEGIC GROWTH COUNCIL'S (SGC) AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

SUMMARY

In accordance with Executive Directive No. 3, the General Manager of the Los Angeles Housing + Community Investment Department (HCIDLA) requests that your office review and approve this transmittal and forward to the City Council for further consideration. Through this transmittal, HCIDLA seeks approval and requests authority to accept the \$25,560,000 in transportation related grant awards on behalf of the City, for the 2018 Round 4 Strategic Growth Council's AHSC Program, and to serve as the AHSC administrative and pass through agency for other City departments, including the Los Angeles Department of Transportation (LADOT), Bureau of Engineering (BOE), Bureau of Street Lighting (BSL), Bureau of Street Services (BSS) and Department of City Planning (DCP).

The AHSC Program aims to reduce greenhouse gas (GHG) emissions by funding compact affordable housing in conjunction with sustainable transportation improvements. On June 21, 2019, the State of California's SGC awarded the City of Los Angeles, along with a several developers as part of a successful joint application, a total of \$85 million as part of the fourth round of funding of the AHSC Program. The City of Los Angeles will be responsible for the administration, implementation, construction, and completion of the grant-funded transportation-related improvements totaling \$25,560,000 from the total funding award (Council File No. 15-0087-S4). The grant funding will be used for capital improvements, soft costs, and administration costs related to the awarded transportation infrastructure projects as detailed in the report and as outlined in the specific project budgets attachment.

RECOMMENDATIONS

- I. That the Mayor review this transmittal and forward it to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
 - A. Authorize the General Manager of HCIDLA, or designee, to accept the AHSC Program grant award of \$25,560,000;
 - B. Authorize the City Controller to:
 1. Recognize a receivable from the State in the amount of \$25,560,000 to be recorded in the Affordable Housing and Sustainable Communities Grant Fund No. 60V;
 2. Establish new accounts and appropriate funds within Fund 60V as follows:

Account	Name	Amount
43S863	Hollywood Arts Collective	\$ 4,200,000
43S864	Jordan Downs S3	3,360,000
43S865	Manchester Urban Homes	6,000,000
43S870	Vermont and Manchester	6,000,000
43S877	Weingart Tower	6,000,000
<i>Total</i>		\$ 25,560,000

BACKGROUND

AHSC Program

The AHSC Program is a competitive state funding program with the primary objective to reduce GHG by providing funding through investments in affordable housing development, transportation, and programs that encourage residents to walk, bike, and use transit. Funded by Greenhouse Gas Reduction Fund (GGRF) auction proceeds from California's Cap-and-Trade program, AHSC awards funding to create holistic communities with affordable housing and transportation options near jobs and other key destinations. Established in 2014, AHSC is administered by the SGC and implemented by the California Department of Housing and Community Development (HCD). More recently, the SGC has established an annual cycle of AHSC award rounds, with applications due every February and funding awards announced in June. The AHSC Program receives an annual statutory allocation (per SB 862) of 20% of the GGRF auction proceeds through 2030. To date, the AHSC Program has awarded over \$1.1 billion in grant funds for projects across the state, with much more to follow as this program continues.

Successful projects are defined as those that substantially reduce GHG emissions by increasing access to affordable housing, employment centers, and key destinations through sustainable transportation options. As a result, projects include both an affordable housing component and a sustainable transportation scope of work. Projects are competitively scored based on established scoring criteria, including GHG emissions reductions efficiency, length of active transportation improvements, and green building status. In Round

4, the maximum funding request per project was \$20 million to fund both the affordable housing development and the transportation-related improvements. Funding comes in the form of a loan for the affordable housing project and a grant for the transportation infrastructure component on a reimbursement basis.

Impact to the City of Los Angeles

On June 21, 2019, the SGC awarded the City of Los Angeles and its developer partners a total of \$84,965,400 for the fourth round of AHSC. SGC's Award Letters can be found in Attachment A. As a successful joint applicant with five affordable housing developers, the City will be responsible for the administration, implementation, construction, and completion of the grant-funded transportation-related improvements, and the developer will be responsible for the development components of the affordable housing project.

Given the AHSC Program's commitment to increasing access to affordable housing and sustainable transportation infrastructure, the City has established an AHSC Team comprised of staff from HCIDLA, LADOT, BOE, DCP, BSS, and BSL, to leverage these resources and advance the City's priorities related to housing, mobility and sustainability. Over the past four rounds, the City of Los Angeles has been awarded nearly \$200 million in AHSC funding for affordable housing, transportation and infrastructure projects, contributing to the creation of over 2,218 units across eight Council Districts. In Round 4 alone, over \$25 million in grant funding will be implemented and invested in Los Angeles for sustainable transportation infrastructure related improvements, including 8.89 miles of bike facilities, 2.84 miles of a specific infrastructure, crosswalks, bike share stations, transit shelters and street trees. These improvements were developed in alignment with the City's Sustainable City pLAn, Mobility Plan 2035, Safe Route to Schools, Measure M Local Return Program, as well as the Vision Zero initiative to enhance mobility, safety, and sustainability.

The combined investment in housing and infrastructure make Los Angeles a more livable and environmentally sustainable city. The SGC estimates that the combined AHSC investments in Los Angeles since inception has resulted in a reduction of over 338,000 metric tons of GHG emissions.

AHSC Round 4 Application Process and Awards

In early 2018, HCIDLA notified all potential AHSC applicants interested in receiving assistance from the City of Los Angeles to register their project with HCIDLA. Over the next several months HCIDLA continued to reach out to interested developers and through the City's AHSC Team, collaborated to identify the most competitive AHSC applicants. Of the 35 projects that registered with HCIDLA in early 2018, a total of eight projects were evaluated by the City's AHSC Team and deemed to be competitive for the AHSC Program. Following the release of the AHSC Round 4 Notice of Funding Availability (NOFA) on October 31, 2018, HCIDLA hosted eight individual AHSC clinics with each potential developer, appropriate Council Office and members of the City AHSC Team to discuss project eligibility and sustainable transportation priorities.

In sum, the City co-applied for \$84.9 million in AHSC funding for five projects, of which \$57.7 million was requested for affordable housing, \$25.5 million for transportation-related improvements, and \$1.6 million for program activities. All five applications were successful and received the total award of \$84.9 million in AHSC funding (see Table 1).

Table 1. City of Los Angeles AHSC Round 4 awarded projects and funding awards.

Project	Developer	Funding Awarded			Total AHSC Award
		Affordable Housing Development and Housing Related Infrastructure	Sustainable Transportation Infrastructure and Transportation Related Amenities	Program Cost	
Hollywood Arts Collective	Thomas Safran & Associates	\$9,500,000	\$4,200,000	\$139,800	\$13,839,800
Jordan Downs S3	Michaels Development Company	\$7,500,000	\$3,360,000	\$265,600	\$11,125,600
Manchester Urban Homes	NHS	\$13,500,000	\$6,000,000	\$500,000	\$20,000,000
Vermont and Manchester	BRIDGE Housing Corporation	\$13,500,000	\$6,000,000	\$500,000	\$20,000,000
Weingart Tower	Chelsea	\$13,750,000	\$6,000,000	\$250,000	\$20,000,000
<i>Total</i>		<i>\$57,750,000</i>	<i>\$25,560,000</i>	<i>\$1,655,400</i>	<i>\$84,965,400</i>

ACCEPTANCE OF AHSC GRANT FUNDING

Allocation of Funding to the City of Los Angeles

As outlined in the Joint Application Agreement with each developer, the City of Los Angeles is the recipient of the grant funding related to Sustainable Transportation Improvements (STI) and Transportation Related Amenities (TRA). Detailed information about each project's scope of work can be found in Attachment B. The City will therefore responsible for completing the proposed scope of work concurrent with the housing project, which must be completed within five years of the award letter. Of the \$25,560,000 total grant award for transportation-related improvements (STI + TRA), \$16,493,096 is reserved for capital costs directly related to the transportation project, including materials and construction work, \$6,544,884 is reserved for soft costs and \$2,522,020 is reserved for administration costs (see Table 2). This funding will specifically be used for costs associated with design, engineering, staffing, and administration of the transportation infrastructure project.

The City's AHSC team, led by HCIDLA, will coordinate the overall implementation of the grant funds for the transportation infrastructure grants and BOE and LADOT will implement their respective components as detailed in the attached budgets and scopes of work for each of the five awarded projects. The scope of work for each project was reviewed and approved by both BOE and LADOT. The administrative implementation component of this work also includes overall coordination with the Office of the City Administrative Officer (CAO) to help address needed up-front costs and cash flow necessary to undertake the implementation of all Round 4 projects.

Table 2. Total capital, soft, and administration costs for the City of Los Angeles AHSC Round 4.

Project	Developer	Capital Costs	Soft Costs	Admin Costs	Total STI & TRA
Hollywood Arts Collective	Thomas Safran & Associates	\$2,797,656	\$1,014,844	\$387,500	\$4,200,000
Jordan Downs S3	Michaels Development Company	\$2,136,588	\$887,412	\$336,000	\$3,360,000
Manchester Urban Homes	NHS	\$3,936,419	\$1,465,061	\$598,520	\$6,000,000
Vermont and Manchester	BRIDGE Housing Corporation	\$3,811,107	\$1,588,893	\$600,000	\$6,000,000
Weingart Tower	Chelsea	\$3,811,326	\$1,588,674	\$600,000	\$6,000,000
<i>Total</i>		\$16,493,096	\$6,544,884	\$2,522,020	\$25,560,000

Capital, Soft and Administration Costs

Capital costs include those that are directly related to the construction of the transportation project performed by the Contractor or city staff including, labor, equipment and material. Soft costs include those that are incidentally, but not directly related to project plans, specifications, and estimates including, but not limited to, planning, engineering, construction management, design work, and environmental impact reports. Administration costs are those incurred by the public agencies that are directly related to implementing the transportation projects, including grant administration, inspections, and reporting. For detailed information about Round 4 budgets, please see Attachment C.

Future Staffing Considerations

The State of California's guaranteed proceeds from the California's Cap-and-Trade program ensures ten more years of funding for programs such as the AHSC. Given the longevity of the AHSC Program through 2030, it is critical that the City have the necessary staff resources to continue to seek and receive new AHSC grant funds while implementing the housing and transportation infrastructure projects we have already committed to completing. HCIDLA as the City's AHSC Team lead, as well as the other partnering departments, will make every attempt to meet these obligations within existing resources, but may request supplemental staffing resources or hiring flexibility throughout the course of the program as needed.

FISCAL IMPACT STATEMENT

Accepting this grant award will result in \$25,560,000 toward transit infrastructure improvements surrounding five new affordable housing developments.

Prepared By:



ALINA TISHCHENKO
Housing Planning & Economic Analyst

Reviewed By:



CLAUDIA MONTERROSA
Director Public Policy & Research Unit

Reviewed By:



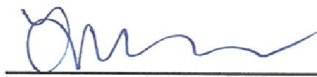
LYNDON O. SALVADOR
Director of Accounting

Reviewed By:



LUZ SANTIAGO
Assistant General Manager

Reviewed By:



LAURA K. GUGLIELMO
Executive Officer

Approved By:



RUSHMORE D. CERVANTES
General Manager

ATTACHMENTS:

- Attachment A - Round 4 Award Letters
- Attachment B - Scopes of Work
- Attachment C - Round 4 Detailed Budgets

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE**

2020 W. El Camino Avenue, Suite 500, 95833
P. O. Box 952054
Sacramento, CA 94252-2054
(916) 263-2771 / FAX (916) 263-2763
www.hcd.ca.gov



July 8, 2019

Andrew Gross, President
Thomas Safran and Associates
Development, Inc.
11812 San Vicente Boulevard, Suite 600
Los Angeles, CA 90049

Claudia Monterrosa, Director
Public Policy and Research
City of Los Angeles
1200 West 7th Street
Los Angeles, CA 90017

Dear Andrew Gross and Claudia Monterrosa:

**RE: Award Announcement - AHSC Program FY 2017-18 NOFA, Round 4
PIN 43787 – Hollywood Arts Collective**

The Department of Housing and Community Development (Department) and the Strategic Growth Council (SGC) are pleased to announce Thomas Safran and Associates Development, Inc. and the City of Los Angeles have been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$13,839,800. This letter constitutes notice of the award as approved by SGC on June 21, 2019 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds		AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$9,500,000	Amount Awarded	\$4,339,800
Contract Number	19-AHSC-12772	Contract Number	19-AHSC-12773

Thomas Safran and Associates Development, Inc. and the City of Los Angeles will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing by the Department. In addition, grant expenditures may not be incurred prior to the execution of the Standard Agreement.

Please be advised that this award is subject to the terms and conditions of the Standard Agreement, which must be fully executed within ninety days of the date of this award letter. Failure by Thomas Safran and Associates Development, Inc. and the City of Los Angeles to sign and return the Standard Agreement upon receipt from the Department within this timeframe may result in award cancellation.

Congratulations on your successful application. For further information, please contact Craig Morrow, Section Chief, at (916) 263-6547 or Craig.Morrow@hcd.ca.gov.

Sincerely,

Mark Stivers
Deputy Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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July 8, 2019

John J. O' Donnell, President
The Michaels Development Company I, L.P.
3 East Stow Road, Suite 100
Marlton, NJ 08053

Claudia Monterrosa, Director
Public Policy and Research
City of Los Angeles
1200 West 7th Street
Los Angeles, CA 90017

Dear John J. O' Donnell and Claudia Monterrosa:

**RE: Award Announcement - AHSC Program FY 2017-18 NOFA, Round 4
PIN 43788 – Jordan Downs Phase S3 & Watts Pedestrian Bike District**

The Department of Housing and Community Development (Department) and the Strategic Growth Council (SGC) are pleased to announce The Michaels Development Company I, L.P. and the City of Los Angeles have been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$11,125,600. This letter constitutes notice of the award as approved by SGC on June 21, 2019 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds		AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$7,500,000	Amount Awarded	\$3,625,600
Contract Number	19-AHSC-12776	Contract Number	19-AHSC-12777

The Michaels Development Company I, L.P. and the City of Los Angeles will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing by the Department. In addition, grant expenditures may not be incurred prior to the execution of the Standard Agreement.

Please be advised that this award is subject to the terms and conditions of the Standard Agreement, which must be fully executed within ninety days of the date of this award letter. Failure by The Michaels Development Company I, L.P. and the City of Los Angeles to sign and return the Standard Agreement upon receipt from the Department within this timeframe may result in award cancellation.

Congratulations on your successful application. For further information, please contact Craig Morrow, Section Chief, at (916) 263-6547 or Craig.Morrow@hcd.ca.gov.

Sincerely,

Mark Stivers
Deputy Director

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July 8, 2019

Lori Gay, President and Chief Executive Officer
NHS Neighborhood Redevelopment Corporation
3926 South Wilshire Boulevard, Suite 200
Los Angeles, CA 90010

Noel Sweitzer, President
Waset, Inc.
3460 South Broadway Avenue
Los Angeles, CA 90007

Rushmore Cervantes, General Manager
City of Los Angeles
1200 West 7th Street, 9th floor
Los Angeles, CA 90017

Dear Lori Gay, Noel Sweitzer and Rushmore Cervantes:

**RE: Award Announcement - AHSC Program FY 2017-18 NOFA, Round 4
PIN 43983 – Manchester Urban Homes**

The Department of Housing and Community Development (Department) and the Strategic Growth Council (SGC) are pleased to announce NHS Neighborhood Redevelopment Corporation, Waset, Inc., and the City of Los Angeles have been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$20,000,000. This letter constitutes notice of the award as approved by the SGC on June 21, 2019 of the following AHSC Program funds:

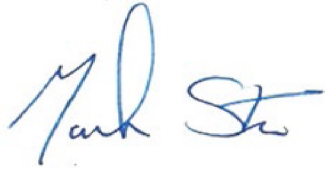
AHSC Program Loan Funds		AHSC Program Grant Funds	
Amount Awarded	\$13,500,000	Amount Awarded	\$6,500,000
Contract Number	19-AHSC-12803	Contract Number	19-AHSC-12804

NHS Neighborhood Redevelopment Corporation, Waset, Inc., and the City of Los Angeles will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing by the Department. In addition, grant expenditures may not be incurred prior to the execution of the Standard Agreement.

Please be advised that this award is subject to the terms and conditions of the Standard Agreement, which must be fully executed within ninety days of the date of this award letter. Failure by NHS Neighborhood Redevelopment Corporation, Waset, Inc., and the City of Los Angeles to sign and return the Standard Agreement upon receipt from the Department within this timeframe may result in award cancellation.

Congratulations on your successful application. For further information, please contact Craig Morrow, Section Chief, at (916) 263-6547 or Craig.Morrow@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Stivers". The signature is fluid and cursive, with the first name "Mark" and last name "Stivers" clearly distinguishable.

Mark Stivers
Deputy Director

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July 8, 2019

Kimberly McKay, Executive Vice President
BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, CA 94108

Claudia Monterrosa, Director
Public Policy and Research
City of Los Angeles
1200 West 7th Street
Los Angeles, CA 90017

Carolina Romo, Assistant Manager
Economic Development Unit
County of Los Angeles
700 West Main Street
Alhambra, CA 90803

Dear Kimberly McKay, Claudia Monterrosa and Carolina Romo:

**RE: Award Announcement - AHSC Program FY 2017-18 NOFA, Round 4
PIN 43791 – Vermont Manchester Transit Priority Project**

The Department of Housing and Community Development (Department) and the Strategic Growth Council (SGC) are pleased to announce BRIDGE Housing Corporation, the City of Los Angeles, and the County of Los Angeles have been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$20,000,000. This letter constitutes notice of the award as approved by the SGC on June 21, 2109 of the following AHSC Program funds:

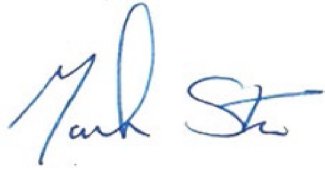
AHSC Program Loan Funds		AHSC Program Grant Funds	
Amount Awarded	\$13,500,000	Amount Awarded	\$6,500,000
Contract Number	19-AHSC-12795	Contract Number	19-AHSC-12796

BRIDGE Housing Corporation, the City of Los Angeles, and the County of Los Angeles will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing by the Department. In addition, grant expenditures may not be incurred prior to the execution of the Standard Agreement.

Please be advised that this award is subject to the terms and conditions of the Standard Agreement, which must be fully executed within ninety days of the date of this award letter. Failure by BRIDGE Housing Corporation, the City of Los Angeles, and the County of Los Angeles to sign and return the Standard Agreement upon receipt from the Department within this timeframe may result in award cancellation.

Congratulations on your successful application. For further information, please contact Craig Morrow, Section Chief, at (916) 263-6547 or Craig.Morrow@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Stivers". The signature is fluid and cursive, with the first name "Mark" and last name "Stivers" clearly distinguishable.

Mark Stivers
Deputy Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE**

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July 8, 2019

Cheri Hoffman, President
Chelsea Investment Corporation
6339 Paseo Del Lago
Carlsbad, CA 92011

Claudia Monterrosa, Director
Public Policy and Research
City of Los Angeles
1200 West 7th Street
Los Angeles, CA 90017

Dear Cheri Hoffman and Claudia Monterrosa:

**RE: Award Announcement - AHSC Program FY 2017-18 NOFA, Round 4
PIN 43791 – Weingart Tower and Skid Row Transportation Safety Project**

The Department of Housing and Community Development (Department) and the Strategic Growth Council (SGC) are pleased to announce Chelsea Investment Corporation and the City of Los Angeles have been awarded an Affordable Housing and Sustainable Communities (AHSC) program award in the amount of \$20,000,000. This letter constitutes notice of the award as approved by SGC on June 21, 2019 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds		AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$13,750,000	Amount Awarded	\$6,250,000
Contract Number	19-AHSC-12791	Contract Number	19-AHSC-12792

Chelsea Investment Corporation and the City of Los Angeles will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing by the Department. In addition, grant expenditures may not be incurred prior to the execution of the Standard Agreement.

Please be advised that this award is subject to the terms and conditions of the Standard Agreement, which must be fully executed within ninety days of the date of this award letter. Failure by Chelsea Investment Corporation and the City of Los Angeles to sign and return the Standard Agreement upon receipt from the Department within this timeframe may result in award cancellation.

Congratulations on your successful application. For further information, please contact Craig Morrow, Section Chief, at (916) 263-6547 or Craig.Morrow@hcd.ca.gov.

Sincerely,

Mark Stivers
Deputy Director

Attachment B - Scopes of Work

Exhibit A

Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Hollywood Arts Collective - 1637 N Wilcox Ave.

A 152 unit housing development, 61 of which are affordable. The development will include the following mix:

- 10 studio, 4 affordable
- 68 1-bedroom, 27 affordable
- 52 2-bedroom, 21 affordable
- 22 3-bedroom, 9 affordable
- 1 3-bedroom management unit
- Total AHD Units: 152

Total AHD budget: **\$9,500,000**

Transportation Related Programs (TRP): \$300,000

Transit Pass Subsidies

Go Human Program

Total TRP budget: **\$300,000**

CITY SCOPE OF WORK:

Sustainable Transportation Infrastructure (STI):

The Sustainable Transportation Infrastructure component is comprised of the following:

Pedestrian improvements:

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks

Bicycle improvements:

- Bike lanes
- Bike racks

Other:

- Upgraded LADOT DASH Transit Bus

Total STI budget: **\$3,500,000**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees along parkways
- Bus stop enhancements

Total TRA budget: **\$700,000**

Total AHSC Request (Loans and Grants): \$14,000,000

Exhibit A

Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Jordan Downs S3 - 2101 E 101st St.

A 92 unit affordable housing development that includes the following mix:

- 22 1-bedroom, 21 affordable
- 41 2-bedroom, 40 affordable
- 23 3-bedroom, 23 affordable
- 5 4-bedroom, 5 affordable
- 1 3-bedroom management unit
- Total AHD Units: 92

Total AHD budget: **\$7,500,000**

Housing Related Infrastructure: (HRI): None

Transportation Related Programs (TRP):

Career Expansions, Inc. - Workforce Development: \$100,000

Transit Passes - one pass per unit at 50% discount for 3 years:
\$165,600

Total TRP budget: \$265,600

CITY SCOPE OF WORK:

Sustainable Transportation Infrastructure (STI):

The Sustainable Transportation Infrastructure component is comprised of the following:

Pedestrian improvements:

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- High visibility crosswalks

Bicycle improvements:

- Bike lanes

Total STI budget: **\$2,800,000**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees along parkways
- Bus stop enhancements

Total TRA budget: **\$560,000**

Total AHSC Request (Loans and Grants): \$11,125,600

Exhibit A

Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Manchester Urban Homes - 8721-8765 Broadway Ave, Los Angeles, CA 90003

A 122 unit affordable housing development that includes the following mix:

- 73 1-bedroom, 73 affordable
- 30 2-bedroom, 30 affordable
- 16 3-bedroom, 16 affordable
- 3 2-bedroom management units
- Total AHD Units: 122

Total AHD budget: **\$13,500,000**

Housing Related Infrastructure: (HRI): N/A

Transportation Related Programs (TRP)

Active Transportation (incl. bus transit passes): \$500,000

Total TRP budget: \$500,000

CITY SCOPE OF WORK:

Sustainable Transportation Infrastructure (STI):

The Sustainable Transportation Infrastructure component is comprised of the following:

Pedestrian improvements:

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps

Bicycle improvements:

- Bike lanes
- Bike racks

Other:

- Updated LADOT DASH Transit bus

Total STI budget: **\$5,000,000**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees along parkways
- Bus stop enhancements

Total TRA budget: **\$1,000,000**

Total AHSC Request (Loans and Grants): \$20,000,000

Exhibit A

Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Vermont Manchester - NE Corner Vermont and Manchester

A 62 unit affordable housing development that includes the following mix:

- 60 1-bedroom, 60 affordable
- 2 2-bedroom management units

A 118 unit affordable housing development that includes the following mix:

- 35 1-bedroom, 35 affordable
- 59 2-bedroom, 59 affordable
- 22 3-bedroom, 22 affordable
- 2 3-bedroom management units

Total AHD Units: 180

Total AHD budget: **\$13,500,000**

Transit Related Programs (TRP)

Transit passes for residents: \$237,600

Vermont Manchester Local Hire Program: \$262,400

Total PGM budget: **\$500,000**

CITY & COUNTY SCOPE OF WORK:

Sustainable Transportation Infrastructure (STI):

The Sustainable Transportation Infrastructure component is comprised of the following:

Pedestrian improvements:

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks
- Accessible pedestrian signals
- New traffic signal

Bicycle improvements:

- Bike lanes
- Bike racks

Total STI budget: **\$5,000,000**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees along parkways
- Bus stop enhancements

Total TRA budget: **\$1,000,000**

Total AHSC Request (Loans and Grants): \$20,000,000

Exhibit A

Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Hollywood Arts Collective - 1637 N Wilcox Ave.

A 152 unit housing development, 61 of which are affordable. The development will include the following mix:

- 10 studio, 4 affordable
- 68 1-bedroom, 27 affordable
- 52 2-bedroom, 21 affordable
- 22 3-bedroom, 9 affordable
- 1 3-bedroom management unit
- Total AHD Units: 152

Total AHD budget: **\$9,500,000**

Transportation Related Programs (TRP): \$300,000

Transit Pass Subsidies

Go Human Program

Total TRP budget: **\$300,000**

CITY SCOPE OF WORK:

Sustainable Transportation Infrastructure (STI):

The Sustainable Transportation Infrastructure component is comprised of the following:

Pedestrian improvements:

- Sidewalk repair and replacement
- Construction or repair of ADA curb ramps
- New or and upgraded crosswalks

Bicycle improvements:

- Bike lanes
- Bike racks

Other:

- Upgraded LADOT DASH Transit Bus

Total STI budget: **\$3,500,000**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees along parkways
- Bus stop enhancements

Total TRA budget: **\$700,000**

Total AHSC Request (Loans and Grants): \$14,000,000

Attachment C – Round 4 Awarded Projects Budgets

Hollywood Arts Collective						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs
Sidewalk, Curb and Gutter	STI	BOE	LF	1,550	\$434.40	\$673,320.00
Sidewalk, Curb and Gutter	STI	BOE	EA	3	\$15,600.00	\$46,800.00
Roundabout, Median Island, or Curb Extension	STI	BOE	EA	8	\$130,000.00	\$1,040,000.00
Street Lights	TRA	BSL	EA	5	\$60,000.00	\$300,000.00
Bus/Transit Shelter	TRA	BSS	EA	1	\$45,500.00	\$45,500.00
Bus/Transit Shelter/ Seating/Benches	TRA	BSS	EA	2	\$1,950.00	\$3,900.00
Crossing and Traffic Signal	STI	LADOT	EA	28	\$3,250.00	\$91,000.00
Striping/ Barricades	STI	LADOT	LF	3,400	\$16.47	\$55,998.00
Bus Capital Infrastructure	STI	LADOT	EA	1	\$325,000.00	\$325,000.00
Bicycle Storage or Parking	TRA	LADOT	EA	3	\$390.00	\$1,170.00
Urban Greening	TRA	UFD	EA	24	\$8,957.00	\$214,968.00
<i>Sum</i>						\$2,797,656
<i>Soft Costs</i>						\$1,014,844
<i>Admin Costs</i>						\$387,500
<i>Total</i>						\$4,200,000

Jordan Downs S3						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs
Sidewalk	STI	BOE	LF	1,586	\$434	\$688,958
Curb Ramp	STI	BOE	EA	32	\$15,600	\$499,200
Bus Stop Lighting	TRA	BSL	EA	4	\$60,000	\$240,000
Tree Box	TRA	UFD	EA	24	\$8,957	\$214,968
Crosswalk	STI	LADOT	EA	17	\$3,250	\$55,250
Stop Sign	STI	LADOT	EA	2	\$260	\$520
Bicycle Boulevard	STI	LADOT	LF	4,233	\$16	\$69,718
Separated Bicycle Facility	STI	LADOT	LF	1,506	\$89	\$133,432
HAWK	STI	LADOT	EA	1	\$234,000	\$234,000
Other LADOT	STI	LADOT	EA	1	\$542	\$542
<i>Sum</i>						\$2,136,588
<i>Soft Costs</i>						\$887,412
<i>Admin Costs</i>						\$336,000
<i>Total</i>						\$3,360,000

Manchester Urban Homes						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs
Sidewalk	STI	BOE	LF	2,561	\$434	\$1,112,498
Bus Stop Lighting	TRA	BSL	EA	6	\$60,000	\$360,000
Bus Shelter	TRA	BSS	EA	9	\$45,500	\$409,500
Bus Bench	TRA	BSS	EA	14	\$1,950	\$27,300
Green Alley	STI	LADOT	LF	449	\$16	\$7,395
Separated Bicycle Facility	STI	LADOT	LF	5,256	N/A	\$1,439,250
Bike Rack	TRA	LADOT	EA	12	\$390	\$4,680
Electric Bus Upgrade	STI	LADOT	EA	1	\$325,000	\$325,000
Green Alley	STI	LASAN	EA	1	\$250,796	\$250,796
Sum						\$3,936,419
Soft Costs						\$1,465,061
Admin Costs						\$598,520
Total						\$6,000,000

Vermont and Manchester						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs
Sidewalk	STI	BOE	LF	2,125	\$434	\$923,100
Sidewalk (15 Ft)	STI	BOE	LF	830	\$596	\$494,680
Curb Extension	STI	BOE	EA	8	\$130,000	\$1,040,000
Bus Stop Lighting	TRA	BSL	EA	2	\$60,000	\$120,000
Tree Box	TRA	UFD	EA	23	\$8,957	\$206,011
Crosswalk	STI	LADOT	EA	5	\$3,250	\$16,250
Bicycle Boulevard	STI	LADOT	LF	5,426	\$16	\$89,366
New Traffic Signal	STI	LADOT	EA	1	\$234,000	\$234,000
Accessible Pedestrian Signal	STI	LADOT	EA	3	\$15,600	\$46,800
Leading Pedestrian Interval	STI	LADOT	EA	12	\$13,000	\$156,000
Bus Shelter	TRA	BSS	EA	13	\$19,800	\$257,400
Bus Shelter	TRA	BSS	EA	5	\$45,500	\$227,500
Sum						\$3,811,107
Soft Costs						\$1,588,893
Admin Costs						\$600,000
Total						\$6,000,000

Weingart Tower

Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs
Sidewalk	STI	BOE	LF	1,030	\$434	\$447,432
Curb Ramp	STI	BOE	EA	23	\$15,600	\$358,800
Bus Stop Lighting	TRA	BSL	EA	9	\$60,000	\$540,000
Pedestrian Lighting	TRA	BSL	EA	5	n/a	\$19,500
Street Lights	TRA	BSL	EA	2	\$19,500	\$39,000
Tree Box	TRA	UFD	EA	23	\$8,957	\$206,011
Crosswalk	STI	LADOT	EA	20	\$3,250	\$65,000
Bike Lanes	STI	LADOT	LF	10,604	n/a	\$1,663,163
Bicycle Repair Kiosk	TRA	LADOT	EA	2	\$2,210	\$4,420
HAWK	STI	LADOT	EA	2	\$234,000	\$468,000
<i>Sum</i>						\$3,811,326
<i>Soft Costs</i>						\$1,588,674
<i>Admin Costs</i>						\$600,000
<i>Total</i>						\$6,000,000