Accelerating Supportive Housing Pilot
Fall 2019 Update
ACCELERATING PSH

Testing New Ideas
Improving the System
The Pressure

TWO GOALS

1. REDUCE THE TIME IT TAKES TO BUILD

2. REDUCE THE COST THAT IT TAKES TO BUILD
ACCELERATING PSH CONCEPTS

**Operations/Design**
- Shared living spaces
- Shared bathrooms
- Standardized floor plans
- Sustainable futures
- Micro-units
- Reduced/no parking
- Phased development

**Land Use/Entitlement**
- By-right parcels
- Smaller lot sizes
- Density bonus
- Motel conversion
- Adaptive Reuse of Non-Residential

**Construction**
- Manufactured housing
- Modular
- Traditional stick-built
- Labor costs
- Alternative materials
- Kit of parts

**Financing**
- Alternative offerings of equity
- Financing against future operational subsidies
- Purchase turnkey development
Crafting the RFP

BRAIN TRUST

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- Ben Winter | OFFICE OF MAYOR ERIC GARCETTI
# Minimum Eligibility

All proposals must meet the following minimum qualifications.

<table>
<thead>
<tr>
<th>Public/Private Partnership</th>
<th>Privately Financed</th>
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<tbody>
<tr>
<td><strong>Scale &amp; Speed</strong></td>
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<tr>
<td>Develop a minimum of 50 supportive housing units across a single or multiple project sites within 36 months from contract approval.</td>
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<tr>
<td><strong>Tenant Selection</strong></td>
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<td>All projects must utilize the Coordinated Entry System (CES) for tenant selection.</td>
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<td><strong>Cost &amp; Leverage</strong></td>
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<td>Requires no more than the maximum subsidy amount allowed per projected public financing sources (e.g., LA City Prop HHH Housing Challenge and LA County Alternative Housing Models &amp; NPLH NOFAs).</td>
<td>Projected total development cost lower than $400,000/unit.</td>
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<td><strong>Affordability</strong></td>
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<tr>
<td>Commit to affordability covenants required by project’s public funding sources.</td>
<td>An affordability covenant is not required.</td>
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<td><strong>Experience</strong></td>
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<tr>
<td>Must have sufficient experience to meet minimum requirements OR request assistance from the Funders Collaborative to be matched with a sufficiently experienced partner.</td>
<td>Proposers of all experience levels are eligible to apply.*</td>
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*Developers with limited affordable housing experience are encouraged to partner with an experienced developer or service provider, or express a willingness to work with the Funders Collaborative to identify an appropriate partner.
In-Kind Support
Letter of support. TA for service design, partnership matchmaking, community organizing assistance

Grant Funding Support
Up to $500,000 in phased pre-development staffing, studies and recoverable grants for site acquisition deposits and unsecured loans

Private Loans Consideration
Coordination and alignment of lending, guarantees, and
ADU’s
- VOA LA
- Venice Community Housing
- LA Más

Modular
- Clifford Beers
- Skid Row Housing Trust
- Flyaway
- Weingart Center
- LifeArk
- CCSM

Infill
- The Roth Group
- Genesis LA
- Daylight
- RxLA

Learning
- Brilliant Corners
- CRCD
- PATH Ventures
Clifford Beers

Modular/Mixed

SANTA MONICA BLVD SITE | OPTION 1: PODIUM / STANDARD PARKING
44-50 UNITS STUDIO APARTMENTS
Flyaway Homes  Modular/Shared
Shared/Alt. Equity

Genesis LA / RNLA
AWARDS

Output: 29

Output: 500–1,177 units

Average Cost: $300K
ACCELERATING PSH

Testing New Ideas

Improving the System
Partnership with Mayor’s Office to streamline supportive housing production

Our Goals

- Systematize public process accountability
- Integrate process transparency

Housing Crisis Solutions Team
Budget Request

Since voters passed Prop HHH a little more than two years ago, we have made significant progress toward building 10,000 units of supportive housing, which are critical to helping us reach our shared vision of ending homelessness in Los Angeles. Since November 2016, the City’s pipeline of new supportive housing projects has grown to 78 developments with a total of 5,194 units, of which 3,619 are supportive housing. So far, we’ve broken ground on 36 Prop HHH projects, with more than 500 units on their way to completion.

The urgency of our housing and homelessness crisis requires that the City step up its sense of urgency to expedite the highest-priority housing solutions for our most vulnerable residents. That’s why the Mayor is forming a new “Housing Crisis Solutions Team” which will be a central hub for coordinating the City’s response to the housing crisis.

Purpose. To create a central hub for coordinating the City’s response to the housing crisis.

Function. To expedite the delivery of high-priority projects, and proactively spark innovative solutions that transform the development industry in Los Angeles.
HOUSING INNOVATION PROGRAM DIRECTOR

200 NORTH SPRING STREET LOS ANGELES, CA 90012

SUMMARY:
The City of Los Angeles is advancing aggressive solutions to address the City’s affordability and homelessness crisis. To bring these initiatives to scale, the Office of Mayor Eric Garcetti is hiring a “Housing Innovation Program Director” to lead the City’s efforts in cultivating innovative solutions to the housing crisis. The flagship task of this new position is to implement a $120m Housing Challenge in partnership with the Los Angeles Housing and Community Investment Department (HCDLA), to fund 1,000 units of supportive housing through innovative construction and/or financing methods that demonstrate the ability to produce high-quality, supportive housing environments in a timely and cost-effective manner.

This new Housing Innovation Program Director will also work closely with the Homelessness Policy Research Institute (HORI) in the Office of City Homelessness and Poverty Affairs (HAPA).