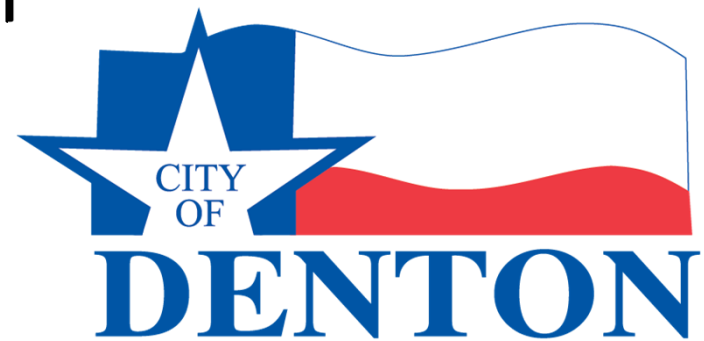


# RFP – Transitional Housing Project



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## COMMUNITY SERVICES

WORKING TO PROVIDE QUALITY AFFORDABLE HOUSING, A SUITABLE  
LIVING ENVIRONMENT, AND EXPANDING ECONOMIC OPPORTUNITY,  
PRINCIPALLY FOR PERSONS OF LOW TO MODERATE INCOME.

# BACKGROUND

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- The City was made aware of a community group's ongoing advocacy for an alternative to homeless emergency shelters such as a "Tiny Home Village"
- The City's Homeless Initiatives strategic goal supports efforts to strengthen the Housing Crisis Response System (HCRS)
- In January 2022, The City issued a Request for Information (RFI) for the Development of a Tiny Home Project
- A Work Session was held on April 19, 2022, to review the RFI submissions and seek direction on next steps
- Council provided direction for staff to develop a scope of work for a future Request for Proposals for Transitional Housing

# OBJECTIVES

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- Provide an overview to the Housing Crisis Response System
- Seek City Council direction on the Transitional Housing Project RFP
  1. Any comments to the RFP Project Evaluation Criteria
  2. Commitment of City Resources, if any

# HOUSING CRISIS RESPONSE SYSTEM

The City's Homeless Initiatives strategic goal supports efforts to strengthen the **Housing Crisis Response System (HCRS)** which includes reducing gaps in housing for people experiencing homelessness by increasing available and accessible permanent housing options.

## CURRENT:

- Completing the Loop 288 Center – 24/7 shelter
- Strengthening Shelter – Enhanced Shelter Model
- Emergency COVID Response – Grant \$
- Strengthening Outreach – PD HOT/CIRT/Paramedic

## NEXT STEPS:

- Ongoing collaboration with partners to maximize emergency funding
- Affordable Housing Strategy Toolkit and Implementation  
(including Permanent Supportive Housing)



# CITY HOMELESS/AT-RISK FUNDING CHART



SOURCE	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
GF (HS Grant)	\$52,000	\$69,500	\$71,500	\$123,322	\$102,000	\$67,769	\$75,000
CDBG (HS Grant)	\$50,000	\$55,000	\$58,250	\$56,978	\$75,000	\$90,000	\$50,000
Utilities	\$100,000	\$100,000	\$125,000	\$133,000	\$125,000	\$125,000	\$125,000
Homeless Initiatives	\$61,000	\$80,000	\$107,748	\$783,450	\$703,450	\$703,450	\$703,405
Emergency Funding	\$200,000						
GF - Eviction Prevention					\$100,000		
ESG-CV1					\$1,425,000		
TERAP					\$187,444		
CDBG-CV Hotel					\$800,000	\$17,231	
Loop 288 Purchase					\$3,395,000		
Loop 288 CO Bond					\$2,000,000	6,000,000	
ARPA – Loop 288						5,000,000	
ARPA – Hotel Programs						\$996,000	\$1,300,509
ARPA – Outreach						\$300,000	
ARPA – BH/NPC Grants						\$1,445,000	
ARPA – HOME ie. TBRA							\$1,700,000
ARPA – (HS Grant)						\$64,141	\$125,000
<b>Total Homeless/At-Risk</b>	<b>\$463,000</b>	<b>\$304,500</b>	<b>\$362,498</b>	<b>\$1,096,750</b>	<b>\$8,912,894</b>	<b>\$14,808,591</b>	<b>\$4,078,914</b>

COVID FUNDING

# RFP HIGHLIGHTS – GENERAL INFORMATION

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States the intent of the RFP regarding the development of a Transitional Housing Project to provide housing for people experiencing literal homelessness and living unsheltered.

- **Introduction** – Affirms the City’s prioritized investment in the Housing Crisis Response System (HCRS) as a collaborative and coordinated system response to address the complex issue of homelessness in our community.
- **Purpose** - To reduce gaps in housing units for people experiencing homelessness by increasing available and accessible housing options for people living unsheltered. Includes requests for project that meet 5 objectives.

# RFP HIGHLIGHTS – PROJECT REQUIREMENTS

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Requirements section highlights how submissions will be evaluated and reviewed based on the ability to:

- Comply with City [development standards](#) such as land use and development requirements, utility and development requirements, expectations for the key tasks associated with this project;
- Meet minimum requirements for [legal entity and qualifications](#); and
- Align with the [Housing Crisis Response System](#).

# RFP HIGHLIGHTS – PROJECT REQUIREMENTS

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Inclusive of other housing options that a project may propose to provide.

- **Tiny structures** – a structure that provides a unit for sleeping/living that may or may not contain sanitary and cooking facilities;
- **Tiny homes** – fully self-contained dwelling unit that complies with building codes and has all the amenities you would expect in a rental or homeownership unit, including utilities (water, heat, air), kitchen, and bath; or
- **Other housing types** – another type of unit that that complies with building codes and has all the amenities (as above) including existing structures such as existing hotel/motel, single-family, or multi-family units.



# RFP – DRAFT EVALUATION CRITERIA

Selection Criteria
1. Legal Name and Legal Structure of a Business
2. Qualifications
Minimum Qualifications
3. Experience <ul style="list-style-type: none"><li>• Operations</li><li>• Developing Housing</li></ul>
4. Project Team



Selection Criteria
5. Project Approach <ul style="list-style-type: none"><li>• Alignment with HCRS</li></ul>
6. Project Site and Units <ul style="list-style-type: none"><li>• Project has non-City LAND commitment</li><li>• Project has appropriate ZONING</li></ul>
7. Budget, Schedule & Management <ul style="list-style-type: none"><li>• Project has % of funding committed</li></ul>
8. Community Engagement & Responsiveness
9. References

# LEGAL POINTS

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- If Council direction is to use the RFP process, Council will need to be cautious of communication with respondents so as not to impact the fairness of the evaluation.
- HB1295 created new requirements for City designated camping locations.
  - Depending on the final project, these requirements might impact any transitional / temporary housing project.
- Any commitment of City resources would require contractual arrangements with the selected entity.
- If any specific project moves forward, additional legal review will be required.

# SAMPLE COSTS

SAMPLE	ONE-TIME	ONGOING/ANNUAL
Land (3 acre)	\$750,000	
Per Bed	\$42,344	\$20,075
30 Beds est.	\$2,020,320	\$602,250

1. Land – Value per Acre
  - o \$100,000 to \$250,000 per acre
2. One-time construction costs (pre-planning, infrastructure construction, and purchase and assembly of modular homes and related buildings with furnishings such as bathrooms, common areas, staff offices, etc.)
  - o \$32,712 to \$65,783 per bed site set-up (Ave Cost \$42,344)\*
3. Ongoing operational costs (operations and management to run once construction is complete)
  - o \$55 per night per occupied bed - 365 days x \$55/night = \$20,075 per bed annually\*
4. City management and oversight (site, power, staff time spent on the project, etc.)
  - o Additional \$ costs for City dependent on City resources allocated to the project

*\*A-Mark Foundation Research, March 2022 “Construction and Operating Costs of Tiny Homes to Decrease Homelessness in Los Angeles”*

# OPTIONS

Scenario 1	Scenario 2	Scenario 3
<b>Land purchase</b> required of City	<b>No land purchase</b> required of City	<b>No land or on-going commitment</b> of City
<ul style="list-style-type: none"><li>▪ Mid-year FY 2022-2023 budget amendment for land purchase<ul style="list-style-type: none"><li>○ One-time use of fund balance in accordance with Fund Balance Policy (402.05)</li></ul></li><li>▪ On-going operating costs included in FY 2023-2024 Budget funded through tax rate revenue</li></ul>	<ul style="list-style-type: none"><li>▪ On-going operating costs included in FY 2023-2024 Budget funded through tax rate revenue</li></ul>	<ul style="list-style-type: none"><li>▪ No RFP necessary</li></ul>

# DISCUSSION

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