

TRANSMITTAL

To: **THE COUNCIL**

Date: **02/09/21**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.

A handwritten signature in blue ink, appearing to be 'Ana Guerrero', is written over the printed name and title.

(Ana Guerrero) for

ERIC GARCETTI
Mayor



Eric Garcetti, Mayor
Ann Sewill, General Manager

Office of the General Manager

1200 West 7th Street, 9th Floor, Los Angeles, CA 90017
tel 213.808.8808 | fax 213.808.8616
hcidla.lacity.org

January 21, 2021

Council File: 15-0087-S5
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 \$42.21 MILLION IN INFRASTRUCTURE AND TRANSPORTATION-RELATED GRANT AWARDS FOR THE 2019 ROUND 5 FROM THE STRATEGIC GROWTH COUNCIL'S AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PROGRAM

SUMMARY

The General Manager of the Los Angeles Housing + Community Investment Department (HCIDLA) requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, HCIDLA seeks requests for authority to accept \$42.21 million in transportation and infrastructure related grant awards for the 2019 Round 5 from the Strategic Growth Council's Affordable Housing and Sustainable Communities (AHSC) Program and serve as the AHSC administrative and pass through agency to 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 grant funding will be used for capital improvements, soft costs, and administration costs related to the awarded transportation infrastructure projects.

On July 20, 2020, the State of California's Strategic Growth Council (SGC) awarded the City of Los Angeles a total of \$131 million as part of the fifth round of funding of the AHSC Program. The AHSC Program aims to reduce greenhouse gas (GHG) emissions by funding compact affordable housing in conjunction with sustainable transportation improvements. As a successful joint applicant with several developers, the City of Los Angeles will be responsible for the administration, implementation, construction, and completion of the grant-funded transportation-related improvements. The City of Los

Angeles was awarded \$131,383,629 out of a total submitted funding request of \$194,766,906 for a total of nine City of Los Angeles co-applications (Council File No. 15-0087-S4).

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 execute the standard agreement and accept the AHSC Program grant award of 42,217,282;
 - B. Authorize the City Controller to:
 1. Recognize a receivable from the State to be recorded in the Affordable Housing and Sustainable Grant Fund 60V in the amount of \$42,217,282;
 2. Establish new accounts and appropriate funds within Fund 60V as follows:

Account	Name	Amount
TBD	619 Westlake	\$ 4,018,831
TBD	Corazon Del Valle	7,042,554
TBD	Parkview	7,258,913
TBD	Rose Hill Court	7,973,358
TBD	Santa Monica & Vermont	9,640,606
TBD	Thatcher Yard	4,004,112
TBD	Washington Arts Collective	2,278,908
<i>Total</i>		\$42,217,282

BACKGROUND

AHSC Program

The AHSC Program is a competitive state funding program with the primary objective to reduce GHG emissions by providing funding for affordable housing development, transportation-related improvements, and programs that encourage residents to walk, bike, and use transit. Funded by the Greenhouse Gas Reduction Fund (GGRF) auction proceeds from California's Cap-and-Trade program, AHSC awards funding creates holistic communities with affordable housing and transportation options near jobs and other key destinations. Established in 2014, AHSC is administered by the Strategic Growth Council and implemented by the California Department of Housing and Community Development (HCD). The AHSC Program receives an annual statutory allocation (per SB 862) of 20 percent of the total GGRF auction proceeds through 2030. To date, the AHSC Program has awarded over \$1.6 billion in grant funds for projects across the state.

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 5, the maximum funding request per project was \$30 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 July 20, 2020, the SGC awarded the City of Los Angeles a total of \$131,383,629 for the fifth round of AHSC and the SGC's Award letters are referenced in the Attachment A. As a successful joint applicant with five housing developers for seven projects, 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 the opportunity to further leverage and maximize future AHSC funding to advance the City's priorities related to housing, mobility and sustainability. Over the past five rounds, Los Angeles has been awarded nearly \$330.8 million in AHSC funding for affordable housing, transportation and infrastructure projects in the city, contributing to the creation of over 2,668 units across ten Council Districts. In Round 5 alone, around \$42 million in grant funding will be implemented and invested in Los Angeles for sustainable transportation infrastructure related improvements, including 4.97 miles of bike facilities, 3.11 miles of walkways. 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 and through the concerted efforts of the City's AHSC Team.

The combined investment in housing and infrastructure will continue to develop a Los Angeles that is more livable and environmentally sustainable city. The SGC estimates that the combined AHSC investments in Los Angeles since Round 1 have resulted in a reduction of around 378,000 metric tons of GHG emissions.

AHSC Round 5 Application Process and Awards

As in prior AHSC funding cycles, the City of Los Angeles held its Developer's Kick-Off Meeting on August 2, 2019. This event was attended by over 70 developers and stakeholders. The City's AHSC team and other representatives provided presentations on key issues including an overview of threshold requirements, application process and timeline, Round 4 impact and outcomes, and Round 5 project selection criteria. Developers were encouraged to submit a City of Los Angeles Call for Projects online form, intended to gather preliminary information about each potential project. HCIDLA received 26 interested applicants. The City's AHSC team then proceeded to evaluate all potential projects based on the AHSC R5 threshold and the City's adopted criteria. Based on the review by the AHSC City team, 15 projects were invited to attend one-on-one Developer's Clinics that were held at City Hall. During the Developer's Clinics, the City's AHSC team discussed project elements, application components and potential transportation and infrastructure improvements. The Developer's Clinics were attended by the City's AHSC team, developers, technical consultants, and office representatives of City Council Districts.

At the conclusion of the process outlined above, the City co-applied for \$191 million in AHSC funding for nine projects, of which \$127 million was requested for affordable housing development, \$61 million for transportation-related improvements, and \$2 million for program activities. On July 20, 2020, seven out of the nine applications were awarded a total of \$131.3 million in AHSC funding (see Table 1).

Table 1. City of Los Angeles AHSC Round 5 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	
619 Westlake	Meta Housing Corporation	\$9,000,000	\$4,018,528	\$213,600	\$13,232,128
Corazon Del Valle	Clifford Beers Housing Inc	\$15,943,197	\$7,042,554	\$243,400	\$23,229,151
Parkview	Thomas Safran & Associates Development Inc.	\$16,500,000	\$7,258,913	\$298,600	\$24,057,513
Rose Hill Court	The Related Companies of California	\$12,000,000	\$7,973,358	\$213,600	\$20,186,958
Santa Monica & Vermont	LTSC Community Development Corporation	\$20,000,000	\$9,640,606	\$249,200	\$29,889,806
Thatcher Yard	Thomas Safran & Associates Development Inc.	\$9,000,000	\$4,004,112	\$251,400	\$13,255,512
Washington Arts Collective	Meta Housing Corporation	\$5,102,550	\$2,278,908	\$150,800	\$7,532,258
<i>Total</i>		<i>\$87,545,747</i>	<i>\$42,216,978</i>	<i>\$1,620,600</i>	<i>\$131,383,326</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) (see Attachment B). The City will therefore be responsible for completing the proposed scope of work while the developer concurrently completes the affordable housing project. Both components must be completed within five years of the award letter.

Capital, Soft and Administration Costs

As outlined in Table 2 below, of the \$42,217,282 total grant award for STI and TRA, \$32,869,920 is reserved for capital 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. \$6,218,969 is reserved for soft costs. 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. \$2,470,992 is reserved for administrative costs. Administration costs are those incurred by the public agencies that are directly related to implementing the transportation projects, including grant administration, inspections, and reporting. \$657,399 is reserved for employment benefits and outcomes reporting costs. Reporting costs include annual reports consisting of project metrics, project profile information, project benefit information and information related to priority population benefits. For detailed information about round 5 budgets, please see Attachment C.

Table 2. Total capital, soft, staff and reporting costs for the City of Los Angeles AHSC Round 5.

Project	Developer	Capital Costs	Soft Costs	Admin Costs	Reporting Costs	Total STI & TRA
619 Westlake	Meta Housing Corporation	\$3,047,583	\$653,538	\$256,758	\$60,952	\$4,018,831
Corazon Del Valle	Clifford Beers Housing Inc	\$5,640,007	\$917,746	\$372,001	\$112,801	\$7,042,554
Parkview	Thomas Safran & Associates Development Inc.	\$5,523,474	\$1,168,621	\$456,347	\$110,470	\$7,258,912
Rose Hill Court	The Related Companies of California	\$6,320,649	\$1,086,231	\$440,065	\$126,413	\$7,973,358
Santa Monica & Vermont	LTSC Community Development Corporation	\$7,248,479	\$1,618,308	\$628,848	\$144,970	\$9,640,605
Thatcher Yard	Thomas Safran & Associates Development Inc.	\$3,236,279	\$499,480	\$203,628	\$64,726	\$4,004,113
Washington Arts Collective	Meta Housing Corporation	\$1,853,449	\$275,045	\$113,345	\$37,069	\$2,278,908
<i>Total</i>		<i>\$32,869,920</i>	<i>\$6,218,969</i>	<i>\$2,470,992</i>	<i>\$657,401</i>	<i>\$42,217,282</i>

Upcoming Round 6 Funding

The City expects the SGC to release its sixth NOFA in the amount of around \$350 million by February 2021 and the application submission deadline for application will be around March 2021. The AHSC City team is working on eight projects for an AHSC co-application with the City for the AHSC Round 6 application.

FISCAL IMPACT

There is no fiscal impact associated with the report. These recommendations will allow the City to accept \$42,217,282 in AHSC grant award funding to enable the City to implement the awarded transportation related projects including administrative staffing costs.

Approved By:

A handwritten signature in dark ink, appearing to read 'Ann Sewill', written over a horizontal line.

ANN SEWILL
General Manager
Housing+Community Investment Department

ATTACHMENTS:

Attachment A - SGC Award Letters
Attachment B - Scopes of Work for all Projects
Attachment C - Round 5 Detailed Budgets

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

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P. O. Box 952054
Sacramento, CA 94252-2054
(916) 263-2771 / FAX (916) 263-2763
www.hcd.ca.gov



July 20, 2020

Chris Maffris, Project Manager
Meta Housing Corporation
11150 W. Olympic Boulevard, Suite 620
Los Angeles, CA 90064

Claudia Monterrosa, Director
Public Policy and Research
City of Los Angeles, Housing &
Community Investment Department
1200 7th Street, 9th floor
Los Angeles, CA 90017

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45297 – 619 Westlake**

Dear Chris Maffris and Claudia Monterrosa:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that 619 Westlake has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$13,232,431. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$9,000,000
Contract Number	20-AHSC-14677

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$4,232,431
Contract Number	20-AHSC-14678

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

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July 20, 2020

Cristian Ahumada, Executive Director
Clifford Beers Housing Incorporated
11739 Victory Blvd.
North Hollywood, CA 91606

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

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45317 – Corazón del Valle**

Dear Cristian Ahumada and Claudia Monterrosa:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Corazón del Valle has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$23,229,151. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$15,943,197
Contract Number	20-AHSC-14689

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$ 7,285,954
Contract Number	20-AHSC-14690

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

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July 20, 2020

Jordan Pynes, President Thomas
Safran and Associates
Development, Inc.
11811 San Vicente Blvd, Suite 600
Los Angeles, CA 90049

Claudia Monterrosa, Director
Public Policy and Research
City of Los Angeles, Housing &
Community Investment Department
1200 7th Street, 9th floor
Los Angeles, CA 90017

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45314 – Parkview**

Dear Jordan Pynes and Claudia Monterrosa:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Parkview has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$24,057,513. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$16,500,000
Contract Number	20-AHSC-14709

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$ 7,557,513
Contract Number	20-AHSC-14710

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

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

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July 20, 2020

Frank Cardone, President
The Related Companies of
California, LLC
18201 Von Karman Avenue, Suite 900
Irvine, CA 92612

Claudia Monterrosa, Director
City of Los Angeles
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45224 – Rose Hill Courts Phase I**

Dear Frank Cardone and Claudia Monterrosa:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Rose Hill Courts Phase I has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$20,186,958. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$12,000,000
Contract Number	20-AHSC-14711

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$ 8,186,958
Contract Number	20-AHSC-14712

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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July 20, 2020

Erich Nakano, Executive Director
LTSC Community Development
Corporation
231 East Third Street Suite G106
Los Angeles, CA 90013

Claudia Monterrosa, Director
City of Los Angeles, Housing &
Community Investment Department
1200 7th Street, 9th floor
Los Angeles, CA 90017

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45491 – Santa Monica & Vermont TOD**

Dear Erich Nakano and Claudia Monterrosa:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Santa Monica & Vermont TOD has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$29,889,806. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$20,000,000
Contract Number	20-AHSC-14717

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$ 9,889,806
Contract Number	20-AHSC-14718

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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July 20, 2020

Jordan Pynes, President
Thomas Safran and Associates
Development, Inc.
11812 San Vicente Blvd, Suite 600
Los Angeles, CA 90049

Rushmore D. Cervantes
Executive Director
City of Los Angeles, Housing and
Community Investment Department
1200 West 7th Street, 8th Floor
Los Angeles, CA 90017

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45585 – Thatcher Yard Housing**

Dear Jordan Pynes and Rushmore D. Cervantes:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Thatcher Yard Housing has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$13,255,512. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$9,000,000
Contract Number	20-AHSC-14723

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$4,255,512
Contract Number	20-AHSC-14724

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

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July 20, 2020

Chris Maffis, Executive Vice President
Meta Housing Corporation
11150 W. Olympic Boulevard, Suite 620
Los Angeles, CA 90064

Claudia Monterrosa, Director
City of Los Angeles, Housing &
Community Investment Department
1200 7th Street, 9th floor
Los Angeles, CA 90017

**RE: Award Announcement - AHSC Program Round 5 FY 2018-19
PIN 45222 – Washington Arts Collective**

Dear Chris Maffis and Claudia Monterrosa:

The California Department of Housing and Community Development (Department) and the Strategic Growth Council are pleased to announce that Washington Arts Collective has been awarded an Affordable Housing and Sustainable Communities (AHSC) Program award in the amount of \$7,532,258. This letter constitutes notice of the award as approved by the Strategic Growth Council on 06/25/2020 of the following AHSC Program funds:

AHSC Program <i>Loan</i> Funds	
Amount Awarded	\$5,102,550
Contract Number	20-AHSC-14730

AHSC Program <i>Grant</i> Funds	
Amount Awarded	\$2,429,708
Contract Number	20-AHSC-14731

Congratulations on a successful application. For further information, please contact Craig Shields, Branch Chief, Program Design and Implementation – Climate Change, at (916) 263-7495 or Craig.Shields@hcd.ca.gov.

Sincerely,

Jennifer P. Seeger
Acting Deputy Director

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

619 Westlake - 619 S. Westlake Ave

A 77 unit affordable housing development that includes the following mix:

- 38 1-bedroom, 38 affordable
- 20 2-bedroom, 19 affordable + 1 manager's unit
- 20 3-bedroom, 20 affordable
- Total AHD Units: 77

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

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$138,600

619 Westlake Local Hire Program: \$75,000

Total TRP budget: **\$213,600**

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
- New or and upgraded crosswalks
- 2 battery-electric DASH buses

Bicycle improvements:

- Bike lanes

Total STI budget: **\$3,307,789**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- Addition of street lights

Total TRA budget: **\$710,739**

Total AHSC Request (Loans and Grants): \$13,232,431

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Corazon Del Valle - 14545 Lanark Street

A 90 unit affordable housing development that includes the following mix:

- 18 studios, 18 affordable
- 27 1-bedrooms, 27 affordable
- 23 2-bedrooms; 22 affordable
- 22 3-bedrooms; 21 affordable
- 1 2-bedroom manager unit
- 1 3-bedroom manager unit

90 total AHD units, 88 total affordable units

Total AHD budget: **\$15,943,197**

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$158,400

Corazon Local Hire Program: \$85,000

Total TRP budget: **\$243,400**

CITY SCOPE OF WORK:

Sustainable Transportation Infrastructure (STI):

The Sustainable Transportation Infrastructure component is comprised of the following:

Pedestrian improvements:

- Sidewalk repair and replacement
- New or and upgraded crosswalks
- Construction or repair of ADA curb ramps
- Curb extensions
- Neighborhood traffic circle
- 8 battery-electric buses

Bicycle improvements:

- Bike lanes

Total STI budget: **\$5,835,099**

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: **\$1,207,455**

Total AHSC Request (Loans and Grants): \$23,229,151

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Parkview - 4020 Compton Ave, Los Angeles

A 127 unit affordable housing development that includes the following mix:

- 7 0-bedroom, 7 affordable
- 54 1-bedroom, 54 affordable
- 34 2-bedroom, 34 affordable
- 31 3-bedroom, 31 affordable
- 1 3-bedroom management unit
- Total AHD Units: 127

Total AHD budget: **\$16,500,000**

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$228,600

Parkview Local Hire Program: \$70,000

Total TRP budget: **\$298,600**

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
- New or and upgraded crosswalks
- 4 battery-electric DASH buses
- Traffic circle

Bicycle improvements:

- Bike lanes

Total STI budget: **\$6,038,768**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees

Total TRA budget: **\$1,220,145**

Total AHSC Request (Loans and Grants): \$24,057,513

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Rose Hill Courts I - 4466 Florizel Street

A 89 unit affordable housing development that includes the following mix:

- 51 1-bedroom, 51 affordable
- 22 2-bedroom, 22 affordable
- 3 2-bedroom workforce
- 7 3-bedroom, 7 affordable
- 1 3-bedroom workforce
- 4 4-bedroom, 4 affordable
- 1 2-bedroom management unit
- Total AHD Units: 89

Total AHD budget: **\$12,000,000**

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$138,600

Rose Hill Local Hire Program: \$75,000

Total TRP budget: **\$213,600**

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
- New or and upgraded crosswalks
- Pedestrian refuge islands
- Rapid Rectangular Flashing Beacon
- 8 battery-electric DASH buses

Bicycle improvements:

- Bike lanes

Total STI budget: **\$6,548,437**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- Street lights

Total TRA budget: **\$1,424,921**

Total AHSC Request (Loans and Grants): \$20,186,958

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Santa Monica and Vermont - 4718 W Santa Monica

A 187 unit affordable housing development that includes the following mix:

- 63 0-bedroom, 43 affordable
- 75 1-bedroom, 51 affordable
- 44 2-bedroom, 0 affordable
- 5 3-bedroom, 0 affordable

Total AHD Units: 187

Total AHD budget: **\$20,000,000**

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$169,200

Santa Monica and Vermont Local Hire Program: \$80,000

Total TRP budget: **\$249,200**

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
- New HAWK traffic signal
- 4 battery - electric DASH buses

Bicycle improvements:

- Bike lanes

Total STI budget: **\$8,007,725**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- Addition of street lights

Total TRA budget: **\$1,632,880**

Total AHSC Request (Loans and Grants): \$29,889,805

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Thatcher - 3233 S. Thatcher Ave

A 98 unit affordable housing development that includes the following mix:

- 76 1-bedroom, 76 affordable
- 13 2-bedroom, 13 affordable
- 8 3-bedroom, 8 affordable
- 1 - 3-bedroom manager's unit
- 98 - Total AHD Units

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

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$176,400

Thatcher Local Hire Program: \$75,000

Total TRP budget: **\$251,400**

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
- Accessible pedestrian signals
- New traffic signal
- 5 battery-electric DASH buses

Bicycle improvements:

- Bike lanes

Total STI budget: **\$3,325,589**

Transportation Related Infrastructure (TRA):

The Transportation Related Infrastructure component is comprised of the following:

- Addition of street trees
- Addition of street lights

Total TRA budget: **\$678,523**

Total AHSC Request (Loans and Grants): \$13,255,512

Exhibit A
Project Scope of Work

DEVELOPER SCOPE OF WORK:

Affordable Housing Development (AHD):

Washington Arts - 4601 W. Washington Blvd

A 56 unit affordable housing development that includes the following mix:

- 29 one-bedroom units, 29 affordable
- 11 two-bedroom units, 11 affordable
- 15 three-bedroom units, 15 affordable
- 1 one-bedroom manager's unit
- Total AHD Units: 56

Total AHD budget: **\$5,102,550**

Housing Related Infrastructure: (HRI): n/a

Transportation Related Programs (TRP):

Transit Passes for residents: \$100,800

Washington Arts Local Hire Program: \$50,000

Total TRP budget: **\$150,800**

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
- Accessible pedestrian signals
- 3 battery-electric DASH buses

Bicycle improvements:

- Bike lanes

Total STI budget: **\$1,883,042**

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: **\$395,866**

Total AHSC Request (Loans and Grants): \$7,532,258

Attachment C – Round 5 Detailed Budgets

619 Westlake						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Separated Bikeway	STI	DOT	FT	1,249	\$39	\$76,953
Crosswalk	STI	DOT	EA	12	\$2,500	\$47,400
Sidewalk	STI	BOE	LF	442	\$376	\$262,030
ADA Curb Ramp	STI	BOE	EA	11	\$25,000	\$434,544
Speed Feedback Sign	STI	DOT	EA	2	\$6,328	\$20,000
Alley Apron	STI	BOE	EA	6	\$20,670	\$195,971
DASH Electric Bus Upgrade	STI	DOT	EA	2	\$240,000	\$480,000
Curb Extension	STI	BOE	EA	6	\$100,000	\$948,096
Bus Stop Light	TRA	BSL	EA	5	\$42,900	\$338,945
Street Light	TRA	BSL	EA	1	\$17,600	\$27,811
Bus Shelter	TRA	BSS	EA	7	\$17,000	\$188,041
Street Tree	TRA	UFD	EA	3	\$5,863	\$27,792
<i>Sum</i>						\$3,047,583
<i>Soft Costs</i>						\$653,538
<i>Admin Costs</i>						\$256,758
<i>Benefits & Outcomes Reporting</i>						\$60,952
Total						\$4,018,831

Corazon Del Valle						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Class III Bike Route	STI	DOT	FT	8,969	\$17	\$246,273
Crosswalk	STI	DOT	EA	3	\$2,500	\$11,850
Traffic Circle	STI	DOT	LS	1	\$316,001	\$499,331
Sidewalk	STI	BOE	LF	795	\$376	\$471,658
Curb Extension (half corner/bulb-out)	STI	BOE	EA	1	\$100,000	\$158,016
Curb Extension (full corner)	STI	BOE	EA	2	\$150,000	\$474,047
ADA Curb Ramp	STI	BOE	EA	22	\$25,000	\$869,088
DASH Electric Bus Upgrade	STI	DOT	EA	8	\$240,000	\$1,920,000
Bus Stop Light	TRA	BSL	EA	2	\$42,900	\$135,578

Street Light	TRA	BSL	EA	23	\$17,600	\$639,653
Transit Bench	TRA	BSS	EA	1	\$1,500	\$2,370
Bus Shelter	TRA	BSS	EA	1	\$17,000	\$26,863
Street Tree	TRA	UFD	EA	20	\$5,863	\$185,280
<i>Sum</i>						\$5,640,007
<i>Soft Costs</i>						\$917,746
<i>Admin Costs</i>						\$372,000
<i>Benefits & Outcomes Reporting</i>						\$112,801
<i>Total</i>						\$7,042,554

Parkview						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Class III Bike Route	STI	DOT	FT	13,643	\$17	\$374,631
Class II Bike Lanes	STI	DOT	FT	5,244	\$75	\$623,239
Speed Feedback Sign (4 lane road)	STI	DOT	EA	2	\$6,328	\$20,000
Leading Pedestrian Interval	STI	DOT	EA	1	\$21,538	\$34,034
RRFB	STI	DOT	EA	2	\$75,000	\$237,024
Crosswalk	STI	DOT	EA	12	\$2,500	\$47,400
Traffic Circle	STI	DOT	LS	1	\$316,000	\$499,330
Alley Apron	STI	BOE	EA	1	\$20,670	\$32,662
Sidewalk	STI	BOE	LF	859	\$376	\$509,888
Curb Extension (half corner or bulb-out)	STI	BOE	EA	1	\$100,000	\$158,016
Curb Extension (full corner)	STI	BOE	EA	1	\$150,000	\$237,024
ADA Curb Ramp	STI	BOE	EA	20	\$25,000	\$790,080
DASH Electric Bus Upgrade	STI	DOT	EA	4	\$240,000	\$960,000
Bus Stop Light	TRA	BSL	EA	8	\$42,900	\$542,312
Street Light	TRA	BSL	EA	9	\$17,600	\$250,299
Street Light Relocations	TRA	BSL	EA	1	\$8,800	\$13,905
Bus Benches	TRA	BSS	EA	5	\$1,500	\$11,850
Bus Shelter	TRA	BSS	EA	2	\$17,000	\$53,726
Bus Pad	TRA	BOE	EA	2	\$20,000	\$63,206
Street Tree	TRA	UFD	EA	7	\$5,863	\$64,848

<i>Sum</i>	\$5,523,474
<i>Soft Costs</i>	\$1,168,621
<i>Admin Costs</i>	\$456,348
<i>Benefits & Outcomes Reporting</i>	\$110,470
<i>Total</i>	\$7,258,913

Rose Hill Court						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Class III Bike Route	STI	DOT	FT	2,170	\$17	\$59,595
RRFB	STI	DOT	EA	1	\$75,000	\$118,512
Crosswalk	STI	DOT	EA	11	\$2,500	\$43,450
Partial Median Removal for Crosswalk (move the drain)	STI	DOT	EA	1	\$68,950	\$108,952
Partial Median Removal for Crosswalk	STI	DOT	EA	2	\$18,000	\$56,886
Sidewalk	STI	BOE	LF	2,204	\$376	\$1,307,759
Curb Extension (full corner)	STI	BOE	EA	1	\$150,000	\$237,024
Curb Extension (unique)	STI	BOE	EA	1	\$98,000	\$154,856
ADA Curb Ramp	STI	BOE	EA	29	\$25,000	\$1,145,616
DASH Electric Bus Upgrade	STI	DOT	EA	8	\$240,000	\$1,920,000
Bus Stop Light	TRA	BSL	EA	5	\$42,900	\$338,945
Street Light	TRA	BSL	EA	18	\$17,600	\$500,598
Bus Shelter	TRA	BSS	EA	6	\$17,000	\$161,178
Bus Pad	TRA	BOE	EA	5	\$20,000	\$158,015
Street Tree	TRA	UFD	EA	1	\$5,863	\$9,264
<i>Sum</i>						\$6,320,649
<i>Soft Costs</i>						\$1,086,231
<i>Admin Costs</i>						\$440,065
<i>Benefits & Outcomes Reporting</i>						\$126,413
<i>Total</i>						\$7,973,358

Santa Monica and Vermont						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Class III Bike Route	STI	DOT	FT	6,037	\$17	\$165,759
RRFB	STI	DOT	EA	1	\$75,000	\$118,512

HAWK Signal	STI	DOT	EA	1	\$150,000	\$237,024
Pedestrian Actuation Button	STI	DOT	EA	1	\$13,000	\$20,542
Leading Pedestrian Interval	STI	DOT	EA	5	\$21,538	\$170,167
Crosswalk	STI	DOT	EA	9	\$2,500	\$35,553
Bike Share Station (15 dock station + installation, and 8 Metro bikes)	STI	DOT	EA	1	\$50,000	\$79,008
Alley Apron	STI	BOE	EA	4	\$20,670	\$130,647
Santa Monica & Virgil Intersection Improvement	STI	BOE	EA	1	\$339,840	\$537,001
Sidewalk	STI	BOE	LF	2,362	\$376	\$1,401,595
Curb Extension (half corner or bulb-out)	STI	BOE	EA	5	\$100,000	\$790,081
Curb Extension (full corner)	STI	BOE	EA	2	\$150,000	\$474,047
ADA Curb Ramp	STI	BOE	EA	20	\$25,000	\$790,080
DASH Electric Bus Upgrade	STI	DOT	EA	4	\$240,000	\$960,000
Bus Stop Light	TRA	BSL	EA	6	\$42,900	\$406,734
Street Light	TRA	BSL	EA	19	\$17,600	\$528,409
Bike Rack	TRA	DOT	EA	19	\$300	\$9,006
Transit Bench	TRA	BSS	EA	3	\$1,500	\$7,110
Bus Shelter	TRA	BSS	EA	12	\$17,000	\$322,356
Street Tree	TRA	UFD	EA	7	\$5,863	\$64,848
<i>Sum</i>						\$7,248,479
<i>Soft Costs</i>						\$1,618,308
<i>Admin Costs</i>						\$628,848
<i>Benefits & Outcomes Reporting</i>						\$144,970
<i>Total</i>						\$9,640,605

Thatcher Yard						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Class III Bike Route	STI	DOT	FT	4,932	\$17	\$135,427
HAWK Signal	STI	DOT	EA	1	\$150,000	\$237,024
Crosswalk	STI	DOT	EA	1	\$2,500	\$3,950
Traffic Circle	STI	DOT	LS	1	\$316,000	\$499,330
Alley Apron	STI	BOE	EA	1	\$20,670	\$32,662

Bike Path Gap Closure	STI	BOE	EA	1	\$68,950	\$108,952
Sidewalk	STI	BOE	LF	181	\$376	\$107,216
ADA Curb Ramp	STI	BOE	EA	9	\$25,000	\$355,536
DASH Electric Bus Upgrade	STI	DOT	EA	5	\$240,000	\$1,200,000
Street Light	TRA	BSL	EA	18	\$17,600	\$500,598
Street Tree	TRA	UFD	EA	6	\$5,863	\$55,584
<i>Sum</i>						\$3,236,279
<i>Soft Costs</i>						\$499,480
<i>Admin Costs</i>						\$203,628
<i>Benefits & Outcomes Reporting</i>						\$64,726
<i>Total</i>						\$4,004,113

Washington Arts Collective						
Improvement	Type	Department	Unit	Quantity	Unit Price	Capital Costs + Contingency
Class III Bike Route	STI	DOT	FT	2,741	\$17	\$75,263
Leading Pedestrian Interval	STI	DOT	EA	1	\$21,538	\$34,034
Crosswalk	STI	DOT	EA	7	\$2,500	\$27,650
Sidewalk	STI	BOE	LF	400	\$376	\$237,469
ADA Curb Ramp	STI	BOE	EA	11	\$25,000	\$434,544
DASH Electric Bus Upgrade	STI	DOT	EA	3	\$240,000	\$720,000
Bus Stop Light	TRA	BSL	EA	1	\$42,900	\$67,789
Street Light	TRA	BSL	EA	5	\$17,600	\$139,055
Bus Shelter	TRA	BSS	EA	3	\$17,000	\$80,589
Street Tree	TRA	UFD	EA	4	\$5,863	\$37,056
<i>Sum</i>						\$1,853,449
<i>Soft Costs</i>						\$275,045
<i>Admin Costs</i>						\$113,345
<i>Benefits & Outcomes Reporting</i>						\$37,069
<i>Total</i>						\$2,278,908