



Shelter Partnership

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HACLA 2011 Shelter Plus Care and Section 8 Mod Rehab Application Available

Overview: The Housing Authority of the City of Los Angeles (HACLA) invites proposals from qualified entities to be included in HACLA's 2011 application to HUD for Shelter Plus Care and Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Programs. HACLA also desires to develop a list of potential sponsors qualified to administer any additional Shelter Plus Care grants (Permanent Housing Bonus) that may become available through June 1, 2012.

Applicants can access the HACLA RFP and other relevant documents at the following website (scroll down to REQUEST FOR PROPOSALS (RFP) NO. 7555 - 2011 CONTINUUM OF CARE HOMELESS ASSISTANCE PROGRAMS):

<http://www.hacla.org/ps/>

The HACLA application must first go through a regional prioritization process with the Los Angeles Homeless Services Authority (LAHSA) followed by a nation-wide HUD competition before it is known if funds can be awarded to the proposed projects in the application. While HUD has not yet released the 2011 SuperNOFA, HACLA wants to allow agencies sufficient time to develop program proposals and complete the RFP process.

HACLA states that they encourage proposals from projects outside Service Planning Area 4 - Metro/Downtown area in an effort to address geographic parity. HACLA and/or LAHSA reserve the right to amend project rank in order to increase geographic distribution of projects and to ensure that selected projects comply with NOFA requirements in an effort to maximize funding for the Continuum of Care.

Preferences will be given to projects that:

- Serve the chronically homeless, individuals and families
- Are Project-based (PRA) and Sponsor-based (SRA) projects that increase the amount of permanent housing in the City of Los Angeles.

Please refer to HACLA's RFP for details on threshold criteria and evaluation criteria.

PROGRAM #1: Shelter Plus Care

Shelter Plus Care is designed to give proposers flexibility in devising appropriate housing with supportive services for homeless persons and/or chronically homeless individuals and families with disabilities. The proposer's application should serve persons with at least one of these Shelter Plus Care targeted disabilities:

- Serious mental illness
- Chronic alcohol and/or other drug abuse
- HIV/AIDS

Participants in Shelter Plus Care units receive supportive services equal in total value to the value of rental assistance. These services may be provided by the sponsor or funded by the sponsor but provided by a third party or both funded and provided by a third party. Please note that Shelter Plus Care funds will not pay for services.

Eligible Activities: The only eligible activity is rental assistance. Assisted units may be of any type, from SRO units to apartments. Funds are available for Tenant Based Rental Assistance (TRA), Sponsor Based Rental Assistance (SRA), Project Based Rental Assistance (PRA), Project Based Rental Assistance with Rehab (PRAR) and SRO Based Rental Assistance (SRO).

Please refer to HACLA's RFP for more details.

PROGRAM #2: Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) (Non-Shelter Plus Care)

The Single Room Occupancy (SRO) program operates the same as the SRO-based component of the Shelter Plus Care program without the stipulation that homeless clients need to be disabled. While social services and service coordination are required, unlike Shelter Plus Care, there is no requirement for a dollar-for-dollar supportive services match.

The units to be proposed must be in need of moderate rehabilitation. Rental assistance includes an allowance to pay for debt service to retire the cost of the moderate rehabilitation over the ten-year grant period.

Eligible Activities: Rental assistance for homeless persons in SRO units in need of moderate rehabilitation is the eligible activity under this program. Per unit rehabilitation costs must be no less than \$3,000, on average, to correct violations of HUD's Housing Quality Standards (HQS) and generally may not exceed \$22,000 per unit.

Please refer to HACLA's RFP for more details.

PROGRAM #3: Other Shelter Plus Care Grants (Permanent Housing Bonus)

The Permanent Housing Bonus will be available to create one or more new permanent housing projects. Proposers may use project funds to serve homeless and disabled individuals or families, or chronically homeless individuals. Permanent Housing Bonus projects may be Shelter Plus Care or Section 8 Moderate Rehabilitation SRO projects.

Please refer to HACLA's RFP for more details.

INSTRUCTIONS FOR APPLICANTS

Pre-Proposal Conference: HACLA will hold a pre-proposal conference to discuss the RFP and answer questions at 10:00 AM, Tuesday, August 9, 2011 in the Board of Commissioners Hearing Room on the 5th Floor of the HACLA Central Office, located at 2600 Wilshire Boulevard, Los Angeles.

Questions from Proposers: Proposers are asked to defer all questions regarding this RFP until the pre-proposal conference. Where questions are known in advance, proposers are encouraged to submit these in writing at least two (2) days prior to the pre-proposal conference. After the pre-proposal conference, questions or comments regarding this RFP must be put in writing and must be received by HACLA no later than 2:00 PM, Thursday, August 11, 2011. Written questions are to be submitted to the Contracts Administrator at Swan.Lam@hacla.org or by fax to (213) 383-9849.

Proposal Deadline: Proposals for new Shelter Plus Care or new Section 8 Moderate Rehabilitation SRO projects must be submitted by:

2:00 PM, Friday, August 26, 2011

Proposals should be mailed or delivered to:

**Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard, 3rd Floor
Los Angeles, CA 90057
Attention: Swan Lam, Contracts Administrator**