



CITY OF POMONA

COUNCIL REPORT

February 1, 2021

To: Honorable Chairperson and Governing Board of the City of Pomona Housing Authority

From: James Makshanoff, Executive Director

Submitted By: Benita De Frank, Neighborhood Services Director

SUBJECT: APPROVE THE SELECTION AND DEDICATION OF 16 HOUSING AND URBAN DEVELOPMENT VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROJECT BASED VOUCHERS

RECOMMENDATION:

It is recommended that the City Council, sitting as the Governing Board of the City Pomona Housing Authority:

- 1) Adopt the following resolution:

RESOLUTION NO. 2021-10 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, SITTING AS THE GOVERNING BOARD FOR THE CITY OF POMONA HOUSING AUTHORITY, APPROVING THE SELECTION AND DEDICATION OF 16 HOUSING AND URBAN DEVELOPMENT VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) AS PROJECT-BASED VOUCHERS WITH 8 VOUCHERS ALLOCATED TO JAMBOREE HOUSING CORPORATION FOR WEST MISSION APARTMENTS DEVELOPMENT AND 8 VOUCHERS ALLOCATED TO CESAR CHAVEZ FOUNDATION FOR THE EAST END VILLAGE DEVELOPMENT.

- 2) Authorize the Executive Director of the Housing Authority or his designee to execute any and all contracts/documents required for the dedication of said project based vouchers.

EXECUTIVE SUMMARY:

The City of Pomona Housing Authority (PHA) issued a Request for Proposals (RFP) soliciting applications for Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Project-Based Vouchers (PBV) for Permanent Supportive Housing for homeless veterans through the Housing First Model. Two affordable housing developers submitted a proposal,

Jamboree Housing Corporation and Cesar Chavez Foundation. The responses were reviewed and ranked by an evaluation committee with a recommendation to award each of the developers the number of vouchers requested; 8 vouchers to Jamboree Housing Corporation and 8 vouchers to Cesar Chavez Foundation.

FISCAL IMPACT: Approval of this action will award a Housing Assistance Payment Contract to two developers that will both receive approximately \$218,000 in rental subsidies (205-1791-52579-59008) on an annual basis. The City of Pomona Housing Authority was awarded \$332,312 through the HUD-VASH Program which was included in the FY 2020-21 Operating Budget in a Special Revenue Fund (205-1791-40850-59008) to pay for the subsidies. Therefore, no additional budgetary action is required.

PUBLIC NOTICING REQUIREMENTS: In accordance with Section 2-993.1 - Formal procurement procedure of the City's Purchasing ordinance, Request for Proposal (RFP) notices were posted on the City's electronic bidding platform, Planet Bids, on January 16, 2020 and then on September 15, 2020.

DISCUSSION:

The HUD-VASH Program provides permanent rental housing subsidies and supportive services to veterans experiencing homelessness diagnosed with disabling conditions. This is done through collaboration with HUD and the Department of Veteran Affairs (VA). HUD provided funding for the rental subsidy and the VA provides supportive services for participating Veterans who are enrolled in the HUD-VASH program. The HUD-VASH program is administered in accordance with the Housing Choice Voucher (HCV) program with certain programmatic waivers enacted allowing housing authorities to more effectively serve this unique population.

Housing Authorities have the ability to create a Project Based Voucher (PBV) Program by allocating up to 20% of their annual budget authority to specific units within their community. Unlike the tenant based Housing Choice Voucher, PBV rental subsidies are not mobile. The subsidy is tied to a specific project and unit for the term of the Housing Assistance Payment (HAP) contract. The PBV subsidy can be used for newly constructed or rehabilitated units, or for units in existing buildings.

In tight rental markets, the PBV program has proven to be an essential tool in helping to ensure that affordable housing is available to voucher-eligible households. The Housing Authority is currently involved in two Low Income Housing Tax Credit developments targeted for veterans experiencing homelessness. The majority of this population will be extremely low income and, thus, need the additional PBV rental subsidy in order to ensure affordable rent. To that end the PHA published a Request for Proposal outlining the availability of PBVs and inviting proposals.

On January 16, 2020, a Request for Proposal (RFP) No. 2020-06 – Project Based Units for Veterans Affairs Supportive Housing (VASH) Vouchers from the U.S. Department of Housing And Urban Development – was issued on the City's electronic bidding platform. The solicitation notified 42 potential suppliers, of which 7 suppliers downloaded the RFP, resulting in the City receiving 2 proposals from Jamboree Housing Corporation and Cesar Chavez Foundation. After review, both proposals received a score of over 90 out of the 100 available. Both developers were

able to demonstrate their significant experience and capacity to provide the requested units. Therefore, the evaluation committee made a recommendation to award each of the developers the number of vouchers requested: 6 vouchers to Jamboree Housing Corporation and 6 to Cesar Chavez Foundation. The two awards would total 12 Project Based Vouchers.

On September 15, 2020, RFP No. 2020-35 – Project Based Units for Veterans Affairs Supportive Housing (VASH) Vouchers from the U.S. Department of Housing and Urban Development – was issued on the City’s electronic bidding platform. The solicitation notified 30 potential suppliers, of which 14 suppliers downloaded the RFP, resulting in the City receiving 2 proposals from Jamboree Housing Corporation and Cesar Chavez Foundation. After review, both proposals received a score of over 90 out of the 100 available. Both developers were able to demonstrate their significant experience and capacity to provide the requested units. Therefore, the evaluation committee made a recommendation to award each of the developers the number of vouchers requested: 2 vouchers to Jamboree Housing Corporation and 2 to Cesar Chavez Foundation. The two awards would total 4 PBVs.

Both awards would provide a total of 16 project based HUD-VASH vouchers to two new rental housing development projects.

Project Descriptions

Jamboree Housing Corporation is a non-profit community development organization with properties across California. Jamboree Housing Corporation is seeking to collaborate with the City of Pomona to help meet the unique needs of the community. Currently, Jamboree Services Team supports over 220 households living in permanent supportive housing. Jamboree owns and operates 11 permanent housing sites that follow that Housing First model. On-site services are integrated into each development. All services are made available to the surrounding community residents. The on-site services include, but not limited to, health clinics, food distribution, case management, and other supportive services. In Pomona, Jamboree envisions the development of West Mission Apartments to provide a place to call home for Veterans with disabilities experiencing homelessness. The development will include a 57-unit affordable multi-family rental housing. Jamboree Housing Corporation desires to reserve 8 units of the development for veterans experiencing homelessness with a Project Based HUD VASH voucher. The proposed rent for each unit will be \$887.

Cesar Chavez Foundation is a non-profit organization who oversees a Housing and Economic Development (HED) Fund. HED has focused on developing service-enriched affordable housing for working families, seniors, and populations with special needs. The foundation has completed over 300 single-family homes to lower income households and over 4,360 affordable multi-family units at 37 sites. In the City of Pomona, the foundation has proposed a project in partnership with East Valley Community Health Center and Tri-City Mental Health Services. The proposed project, East End Village, includes 125 units with a community health clinic and pocket park for residents. The units are to be reserved for families earning between 30% to 60% AMI, along with unique populations such as previously homeless individuals and families. The project will provide housing for extremely low-income veterans experiencing homelessness. Partner agencies, such as Tri-City Mental Health Services and the Department of Veteran Affairs (VA) Case Managers will

provide supportive services for Veteran residents, such as mental and physical health, behavioral services, and educational resources.

Below is a summary of the proposals received in response to the RFPs totaling a request for 16 vouchers:

	West Mission Apartments	East End Village
Type	New Construction	New Construction
Serving	Homeless Veterans	Homeless Veterans
Total # of units	57	125
# of PBV Vouchers Requested	8	8
Application Review -Total Points out of 150	137	140

Staff is recommending approval of the award of HUD-VASH Project Based Vouchers to the two new construction efforts, with 8 vouchers being awarded to West Mission Apartments and 8 vouchers being awarded to East End Village, for a total of 16 PBVs being awarded. This approval will include authorization to enter into a PBV Housing Assistance Payments Contracts with the owner entities at the appropriate time. The two rental unit developments will be adding a combined total of 184 new affordable rental housing units to the Pomona market.

COUNCIL PRIORITIES & GOALS: This action supports City Council Goal K – to reduce the unsheltered homeless population by 10% annually and take actions to mitigate the impacts of homelessness on the community.

Prepared by:

Samantha Piedra,
Homeless Programs Coordinator

ATTACHMENT(S):

Attachment No. 1 – Resolution No. 2021-10