

Los Angeles County Affordable Housing Solutions Agency

REQUEST FOR INFORMATION:

Affordable Housing Projects in Progress, Project Success Stories, and Project Barriers to Entry or Completion

I. DUE DATE:

Responses must be received by no later than 1:00 P.M. (Pacific Time) on **February 28, 2025** (the "RFI Response Deadline"). Late-filed responses may or may not be considered to the extent practicable.

II. PURPOSE:

A. The purpose of this Request for Information (RFI) is to improve the Los Angeles County Affordable Housing Solutions Agency's (LACAHSAs) understanding of the current state of the domestic affordable housing programs, projects, market, infrastructure, influencers, and partnerships within the geographical footprint of the County of Los Angeles (County). If better project or program examples exist elsewhere outside the County, this information would also be helpful to LACAHSAs.

B. LACAHSAs is requesting meaningful and detailed responses to focused questions intended to assist LACAHSAs with supporting programs or projects that will prove to be most timely and successful at affordable housing delivery. With this in mind, LACAHSAs is interested in identifying what factors at the local level can influence expedited affordable housing creation, preservation, or ownership, regardless of location.

C. LACAHSAs reserves the right to amend this RFI by written addendum or to extend or cancel this RFI at any time. Upon review of the responses to this RFI, LACAHSAs may request additional information from all or some of the responders. Information received in response to this RFI may be used to prepare or help inform the preparation of future contracts or solicitations, without any obligation to do so.

III. BACKGROUND:

A. As stated in its implementing statute (Gov. Code § 64701(j).) LACAHSAs is a multistakeholder countywide agency established to help address the affordable housing crisis in Los Angeles County by supplementing resources and technical assistance at a regional scale, including:

1. Generating new dedicated regional funding for critical capital and other supports for affordable housing developments across Los Angeles County to supplement, rather than supplant, existing funding.

2. Providing staff support to local jurisdictions that require capacity or technical assistance to expedite the preservation and production of housing.
3. Funding renter programs and services, such as emergency rental assistance and access to counsel.
4. Assembling parcels, acquiring land, and supporting community land trusts for the purpose of building affordable housing.
5. Monitoring and reporting on progress at a regional scale.

The purpose of this RFI is to encourage the active public participation of a broad range of stakeholder groups in the planning process (Gov. Code § 64711(f)). LACAHSAs are interested in hearing from residents impacted by housing shortages in Los Angeles County, as well as affordable housing and homelessness advocates, nonprofit developers, neighborhood and community groups, environmental advocates, equity organizations, home builder representatives, and business organizations, who wish to share details and suggestions on best practices, strategies, project success stories, project barriers to entry or completion, and how to successfully support and partner with existing affordable housing development efforts, projects and programs within Los Angeles County.

RFI public notice will be provided through posting on the LACAHSAs internet for at least 30 days or such longer period of time as LACAHSAs may deem appropriate. LACAHSAs, may, at its sole discretion and without any obligation to do so, hold a public meeting at a time and a location convenient for members of the public, to provide additional feedback on the RFI responses received by the RFI Response Deadline (Gov. Code § 64711(f)(2)).

IV. METHOD OF RESPONSE:

A. Interested persons are invited to submit responses to this RFI consistent with the instructions provided in this RFI.

B. Responses must be received by no later than **1:00 P.M. (Pacific Time) on February 28, 2025** (the "**RFI Response Deadline**"). Late-filed responses may be considered to the extent practicable.

C. *Public Inspection of Responses.* All responses properly submitted to LACAHSAs in response to this RFI will be available to the public upon request or otherwise posted on the LACAHSAs website at www.lacahsa.gov.

D. Responses may be submitted in one of two ways as provided below. Responses must be submitted through one of the two methods specified below:

1. **Electronic Submission.** Interested persons may submit responses by e-mail addressed to the "**LACAHSAs RFI Administrator**" at

CommServ@bos.lacounty.gov. All email responses must be received **on or before the RFI Response Deadline**.

2. Submission by U.S. Mail. Responses sent by U.S. Mail (postage pre-paid) must be **postmarked** by **no later than the RFI Response Deadline** to be considered. All submission by U.S. Mail must be sent to the following address:

LACAHSA
c/o Commission Services Department,
County of Los Angeles,
500 West Temple Street, Room 383,
Los Angeles, CA 90012,
ATTN: Martha Arana (LACAHSA RFI Administrator).

- E. *No Facsimile Responses*. Facsimile (FAX) responses will not be accepted.

- F. All submissions must be clearly marked "**LACAHSA's Request for Information to Identify Affordable Housing Projects in Progress, Project Success Stories and Project Barriers to Entry or Completion.**"

- G. Responders must include a title page with the responder's name, industry or business association, address, telephone number and date of submission.

- H. Responders should include the reference number of the specific question or questions to which they are responding. Responders should also include an introductory statement about the area of interest, expertise and experience.

- I. *NOTE*: Because any responses received by LACAHSA will be publicly available, responses should not include any personally identifiable information or confidential commercial information.

V. CONTACT INFORMATION:

Questions regarding this RFI may be submitted to the below email address:

LACAHSA,
c/o Commission Services Department
County of Los Angeles
ATTN: Martha Arana (LACAHSA RFI Administrator)
CommServ@bos.lacounty.gov

VI. INFORMATION REQUESTED:

- A. Responding to This Request for Information**

1. LACAHSa is seeking input from the public, including but not limited to community stakeholders, contractors, builders, financial institutions, public agencies, municipalities, state and federal agencies, private sector affiliates, non-profit organizations, developers, offerors of services, manufacturers, labor unions, trade associations, and other interested parties.
2. Please indicate in your written responses your area of interest, expertise, and industry association, and any responses should note the question (and its number) to which you are responding. Where available, please provide specific examples or information to illustrate your response where possible. You do not need to address every question but you should focus on those where you have relevant expertise or experience. In all cases, to the extent possible, please cite any public data related to or that support your responses. If data is available, but non-public, describe such data to the extent permissible without revealing any confidential, proprietary or trade secret information.

B. The Request

Responders who have information regarding housing programs or projects are asked to respond to all or some of the questions below with relevant detail and materials.

1. Within Los Angeles County or elsewhere, which housing programs or projects, and in which jurisdictions, have demonstrated greatest measurable success (either short term or long term) at affordable housing creation, preservation and ownership including but not limited to any of the following:
 - a. Land acquisition or land banking, assembling parcels, leasing or purchasing existing housing structures
 - b. Homeowner financing and ownership programs including:
 - i. below market rate ownership programs,
 - ii. down payment or closing cost assistance programs,
 - iii. low interest rate programs
 - c. Financing or otherwise supporting construction or development of new affordable housing, including:
 - i. Multi-income housing development sites; or,
 - ii. Development that is 100 percent affordable to households earning 80 percent of the relevant area median income or below, with a priority on the lowest levels of affordability.

- d. Tenant protection programs to preserve, enhance or increase affordability or renter stability, including:
 - i. income assistance for extremely low income households,
 - ii. project-based rental assistance contracts
 - e. Planning and technical assistance related to affordable housing
 - f. Programs, financing (or refinancing) and other methods to preserve, rehabilitate and enhance existing housing structures and existing home ownership including:
 - i. residential rehabilitation loan programs
 - ii. grants or loans to assist in the rehabilitation or replacement of existing mobile homes located in a mobile home or manufactured home community or park
 - iii. subsidized multifamily affordable housing, and
 - iv. unsubsidized affordable multifamily housing (commonly referred to as market rate affordable housing or “NOAH” naturally occurring affordable housing).
2. Within Los Angeles County or elsewhere, which housing programs or projects, and in which jurisdictions, have demonstrated the greatest level of measurable success with quick turn around (2 to 7 years) at:
- a. reinvestment of fees or taxes collected and loan repayments in affordable housing production and preservation.

Explain why you believe they were successful so quickly.

3. Which jurisdictions have demonstrated the greatest level of measurable success with quick turn around (2 to 7 years) at:
- a. incurring bond or other indebtedness to finance affordable housing construction, capital improvements, maintenance and/or long term operations.

Explain why you believe they were successful so quickly.

4. Which jurisdictions have demonstrated the greatest level of measurable success with quick turn around (2 to 7 years) at:
- a. Land banking for use in affordable housing creation, preservation or ownership

Explain why you believe they were successful so quickly.

5. Which jurisdictions have demonstrated the greatest level of measurable success with quick turn around (2 to 7 years) at:
 - a. Allocating and deploying capital and generated fees or income to the public, nonprofit and private sectors to support affordable housing creation, preservation or ownership in the form of:
 - i. grants,
 - ii. loans,
 - iii. equity,
 - iv. interest rate subsidies, or
 - v. other financing tools
 - vi. guarantees

Explain why you believe they were successful so quickly.

6. Please provide any examples where multiple cities or jurisdictions have agreed to or have been required to adopt and follow one cross-jurisdictional land use review, entitlement and approval process for affordable housing development (with or without a discretionary approval process or with a required time period for completing all approvals).
7. Please identify (in detail) any affordable housing projects located within the County that are currently in the production stream or are being hindered or delayed due to any economic, financial, jurisdictional or other constraints.
 - a. What is needed to move these projects to completion, what timeframe would this involve, and what role may local or state government (including LACAHSAs) play to streamline the approval process for project success?

VII. DISCLAIMER:

A. LACAHSAs are not liable or responsible for cost incurred in responding to this RFI. All costs associated with responding to this RFI are solely at the responding party's expense.

B. All RFI responses are the exclusive property of LACAHSAs upon receipt. RFI responses are a matter of public record and will be published on the LACAHSAs website. LACAHSAs are not liable or responsible for the disclosure of any confidential, trade secret or proprietary information provided in any RFI response. If you do not wish certain information to be made public, then do not include this information (including all trade secret, confidential or proprietary information) with your response.

C. This is a request for information only. This **is not** a solicitation. This RFI is issued solely to gather information for planning purposes and does not in any obligate LACAHSAs to issue any solicitation, to negotiate any contract, to hire employees, or in any way to obtain services. LACAHSAs may consider releasing a formally advertised solicitation but is under no obligation to do so. LACAHSAs also retains the right to take no further action.

D. Responders have not offered or given, and are prohibited from offering or giving, to any employee, agent, or representative of LACAHSAs any gratuity or inducement with a view toward securing any business from LACAHSAs or any part thereof or influencing such person with respect to terms, conditions, or performance of any business dealing with or from LACAHSAs or any part thereof.