

HOUSING COMMITTEE REPORT relative to releasing a Request for Proposal (RFP) for the Los Angeles Housing and Community Investment Department (HCIDLA) Urgent Repair Program.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

AUTHORIZE the General Manager, HCIDLA, or designee, to:

- a. Prepare and release an RFP for a new contract for urgent repair construction services for the Urgent Repair Program in substantial conformance with the draft RFP attached to the HCIDLA report to the Mayor dated August 3, 2017, subject to the approval of the City Attorney as to form and legality, to commence on or about April 1, 2018, for a one-year period with an option to extend for two additional periods of up to one year each, subject to contractor performance and the availability of funds.
- b. Submit RFP results and recommendations for contractor selection for the Urgent Repair Program for approval by the Mayor and Council, including appropriate funding levels and Controller instructions.
- c. Prepare Controller's instructions for any necessary technical adjustments consistent with this action, subject to the approval of the City Administrative Officer; and, AUTHORIZE the Controller to implement the instructions.

Fiscal Impact Statement: The HCIDLA reports that this action will not impact the General Fund. Funding is provided by the Community Development Block Grant allocated to HCIDLA. Funding for the proposed 2018-19 contract is contingent upon funding availability to be determined in the 2018-19 (43rd Program Year) Housing and Community Development Consolidated Plan. For the purpose of the RFP, the budget is estimated at an amount not to exceed \$75,000 based on the most recently awarded contract.

Community Impact Statement: None submitted.

SUMMARY

In the report dated August 3, 2017, HCIDLA requests authority to issue an RFP for the Urgent Repair Program. HCIDLA administers the Systematic Code Enforcement Program (SCEP), a regulatory program that provides periodic inspections of the City's 720,000 multi-unit rental properties to ensure compliance with State Housing Law standards. Under SCEP, owners are generally afforded 30 days to repair cited violations. However, if a critical housing problem arises, HCIDLA issues a Two-Day Repair Order and requires the owner to correct cited violations within 48 hours. If the property owner fails to correct the cited violations, HCIDLA may provide emergency urgent repair services through its Urgent Repair Program to correct conditions that impact the immediate safety and livability of rental units.

HCIDLA uses a pre-approved, licensed contractor to facilitate the repair of cited violations and to bring the property into compliance. The Department reports that, in most cases, the immediate repair of code violations eliminates the need to vacate tenants exposed to conditions such as

collapsing ceilings or walls, electrical hazards due to faulty wiring, raw sewage spillage or lack of heat in the winter, and reduces the need for relocation assistance expenses borne by the City.

HCIDLA believes that the Urgent Repair Program has a positive impact on the residents of multi-family rental housing in the City. It protects the basic need of safe housing for many City rental occupants, and is a cost-effective means of preserving tenancy and avoiding the need to vacate residents from their units. In the last program year, HCIDLA has expended an average of \$2,552 per project to improve living conditions in 17 residential rental units for families, many with small children and elderly relatives, through the restoration of heat and water, and the repair of other unsafe living conditions.

According to HCIDLA, the current contract authority with the City contractor hired to respond to urgent repair requests expires March 31, 2018. Six to eight months is required to complete the City's competitive bid process and to secure a qualified contractor for the next program year.

At its meeting held August 23, 2017, the Housing Committee recommended that Council approve HCIDLA's request to release the Urgent Repair Program RFP and the related actions above.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES <i>J. Cedillo</i>
KREKORIAN:	YES
HARRIS-DAWSON:	ABSENT

-NOT OFFICIAL UNTIL COUNCIL ACTS-