



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

Strategic Planning & Policy Division  
1200 West 7th Street, 9th Floor, Los Angeles, CA 90017  
tel 213.808.8582  
hcidla.lacity.org

April 23, 2015

Council File No. 14-0310  
Council Districts: 1, 2, 3, 6, 7, 8, 9, 10, 12, 13,  
14, 15  
Contact Persons:  
Edwin Gipson (213) 808-8597  
Julie O'Leary (213) 922-9626  
Sergio Samayoa (213) 808-8420

Honorable Eric Garcetti  
Mayor, City of Los Angeles  
200 North Spring Street, Room 303  
Los Angeles, CA 90012

Attention: Mandy Morales, Legislative Coordinator

**TRANSMITTAL: PRESENTATION OF RESULTS OF THE NEIGHBORHOOD IMPROVEMENT FUND (NIF) REQUEST FOR PROPOSALS (RFP) AND REQUEST FOR APPROVAL TO EXECUTE CONTRACTS WITH THE SUCCESSFUL CITY DEPARTMENTS AND NONPROFIT ORGANIZATIONS SELECTED THROUGH THE RFP**

**SUMMARY**

The Los Angeles Housing + Community Investment Department (HCIDLA) concluded the Neighborhood Improvement Fund (NIF) Request for Proposals (RFP) process and is presenting the results of the RFP as well as requesting authority to execute contracts with the successful proposers. The NIF was funded in the Program Year (PY) 39 Housing and Community Development Action Plan (Action Plan) with Community Development Block Grant (CDBG); there is \$2.6 million available in PY 39 funding. Additional CDBG funds were added in the PY 41 Action Plan, bringing the new total for the NIF to \$4,737,958. HCIDLA is recommending executing contracts and Memoranda of Understanding (MOU) to fund the 23 successful proposers (Attachment A) that scored above the qualifying level of 70 points. These contracts would be used to undertake improvements to community and recreational facilities and to undertake streetscape improvements. In accordance with the RFP and prior Council action, all contractors and City departments would be required to begin construction within one year of award notification and complete their projects within two years of award notification.

**RECOMMENDATIONS**

The General Manager of the Los Angeles Housing + Community Investment Department (HCIDLA) respectfully requests that:

- I. Your office schedule this transmittal at the next available meeting of the Council Housing Committee and forward it to the City Council for review and approval immediately thereafter.
- II. The City Council, subject to the approval of the Mayor:
  - A. Authorize the General Manager, HCIDLA, or designee to negotiate and execute contracts or MOUs for construction activities, in substantial conformance with Attachment C *Construction Contract Boilerplate* and Attachment D *Construction Memorandum of Understanding*, with the following Neighborhood Improvement Fund (NIF) awardees for the funding levels noted below, based on the project summaries identified in Attachment B, subject to review and approval by the City Attorney as to form, and compliance with all necessary City and federal requirements. Funding for the contracts will be from the following funding sources:

<u>Fund</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Amount</u>
424	22K502	Neighborhood Improvement Fund	\$2,600,000
424	43M531	Neighborhood Improvement Fund	<u>\$2,137,958</u>
Total:			\$4,737,958

Rank	Contractor	Dept/ Nonprofit	Project	Contract Amount
1	City of Los Angeles Bureau of Engineering	Dept.	Glassell Park Transit Pavilion	\$250,000
2	City of Los Angeles Bureau of Street Services	Dept	Hoover-23rd Street-Union Avenue Triangle Plaza	\$250,000
3	Young Women's Christian Association of Greater Los Angeles, California	Nonprofit	Angeles Mesa Empowerment Center	\$250,000
4	Coalition for Responsible Community Development	Nonprofit	CRCO Enterprises Job Training Site Project	\$208,363
5	Department of Transportation	Dept	Avenue 51-Figueroa Pedestrian Safety Project	\$250,000
6	Department of Recreation and Parks	Dept	South Park Improvement	\$250,000
7	Children's Institute, Inc.	Nonprofit	Children's Institute, Inc.'s Mid-Wilshire Campus Energy Efficiency Improvement Project	\$167,364
8	Ride on LA	Nonprofit	Community Center Construction Project	\$250,000
9	PATH Ventures	Nonprofit	PATH Temporary Housing Shelter Renovation Project	\$250,000
10	Watts Labor Community Action Committee (WLCAC)	Nonprofit	WLCAC Bradley Multipurpose Senior Center Space Improvement Project	\$244,058
11	Weingart Center Association	Nonprofit	Transitional Housing Residential Water Boiler Replacement Project	\$75,675
12	Los Angeles Neighborhood Initiative (LANI)	Nonprofit	Council District 8 Sidewalk Repair and Replacement Project	\$250,000

Rank	Contractor	Dept/ Nonprofit	Project	Contract Amount
13	Public Works Group dba Learning Works Charter School	Nonprofit	Learning Works@Homeboy Industries Charter School and Community Center	\$142,945
14	A Place Called Home	Nonprofit	A Place Called Home (APCH) Phase I Renovation Project	\$250,000
15	Gateways Hospital and Mental Health Center	Nonprofit	Wellness Program Project	\$99,500
16	JWCH Institute, Inc.	Nonprofit	Mini Twelve Step House Capital Improvement Project	\$250,000
17	Watts Labor Community Action Committee (WLCAC)	Nonprofit	Watts Labor Community Action Committee (WLCAC) Family Source Center (FSC) (also known as Watts Family Source Center) Space Improvement	\$218,115
18	Youth Policy Institute, Inc.	Nonprofit	YPI YouthSource Center	\$250,000
19	Dept. of Aging	Dept	Bernardi Multipurpose Senior Center Renovation Project	\$250,000
20	Dept. of Aging	Dept	ONEgeneration Senior Enrichment Center Renovation Project	\$249,938
21	Bureau of Street Lighting	Dept	Sun Valley (Roscoe/Crockett/Vineland) Street Lighting Project	\$150,000
22	Harbor Area Gang Alternatives Program	Nonprofit	Wilmington Learning Office Annex Renovation Project	\$172,000
23	Build Rehabilitation Industries	Nonprofit	Build Rehabilitation Industries ADA Improvements	\$10,000
<b>TOTAL</b>				<b>\$4,737,958</b>

- B. Authorize the HCIDLA to prepare Controller instructions and/or make any technical adjustments that may be required and are consistent with these actions, subject to the approval of the City Administrative Officer (CAO), and instruct the Controller to implement these instructions.

## BACKGROUND

On August 27, 2014, the City Council approved the release of a RFP for the Neighborhood Improvement Fund. The guidelines of the NIF RFP included investing in or providing gap financing for, on a competitive basis, capital projects (i.e., neighborhood improvements) linked to citywide and place-based community strategies that meet CDBG requirements and the transit-oriented Consolidated Plan goals. The goals of the NIF are to support cost effective capital projects that are part of a larger community strategy to encourage the development of low- and moderate-income neighborhoods within Los Angeles. The NIF also required sufficient funding, management capacity, and project readiness to ensure timely project completion and meet the US Department of Housing and Urban Development timeliness requirements.

The NIF is an integral component of the neighborhood improvement activities authorized by City Council in the five-year Housing and Community Development Consolidated Plan. The NIF was introduced as part of the first year of the five-year plan, in the PY 39 (2013-14) Action Plan (Council File No. 12-1607). Initially the NIF was received an allocation of \$2.5 million in CDBG. During PY 39, subsequent Council action changed the funding available as seen below. The PY 41 Action Plan provided additional funds, bringing the total funds available to \$4,737,958.

**NIF Council Actions**

	<b>Project Receiving Funds through Council Action</b>	<b>Amount</b>	<b>Council District</b>	<b>Council File</b>	<b>Date</b>
1	NIF funding in PY 39 Action Plan	\$2,500,000	All	12-1607	4/3/13
2	Clean Streets Pilot Program	-600,000	1	12-1607-S4	10/15/13
3	Beautification Program (Coalition for Responsible Community Development)	-400,000	9	12-1607-S5	11/22/13
4	Pedestrian Pathways Project	-600,000	6	12-1607-S6	12/4/13
5	Pacoima Street Lighting	-500,000	7	13-1687	12/13/13
6	Chicago Building (Boyle Heights Neighborhood City Hall)	-100,000	14	12-1607-S7	12/13/13
7	LA Conservation Corps Clean & Green Program	-100,000	14	12-1607-S7	12/13/13
8	Aliso Pico WorkSource Center	-100,000	14	12-1607-S7	12/13/13
9	LA Conservation Corps Clean & Green Program	100,000	14	14-0351	3/21/14
10	Latino Theater	-100,000	14	14-0351	3/21/14
11	Revisions to PY 39 Action Plan	2,500,000	All	12-1608-S8	2/27/14
12	<b>PY 39 Subtotal</b>	<b>\$2,600,000</b>			
13	NIF funding in PY 41 Action Plan	2,137,958	All	14-1382	4/2/15
14	<b>Total</b>	<b>\$4,737,958</b>			

**REQUEST FOR PROPOSALS PROCESS**

On September 17, 2014, HCIDLA released the NIF RFP and posted it on the Los Angeles Business Assistance Virtual Network (LABAVN). Announcement of the release of the RFP was done on the HCIDLA website; advertising in a local newspaper; and sending emails to nonprofits, City departments, and City Council offices. A bidder’s conference was held on October 2, 2014, and proposals were due October 30, 2014.

Proposals were accepted only from nonprofit organizations and City departments, provided that each proposal had a letter of support from the City Councilmember who represents the district where the proposed project is located. Available funds for each project were capped at \$250,000 and if the total development cost of the project exceeded \$250,000, applicants were required to secure and provide documentation for all additional funds needed to complete the projects. The proposers were also required to meet the following eligibility conditions:

- Applicant has the capacity to complete capital projects
- Pending NIF award, construction is ready to start and end on time—construction must start within one year of notice of award and be completed within two years of notice of award
- Project completion entails the ability to meet a CDBG National Objective
- Applicant has a plan, the capacity, and funding to meet public benefit requirements after construction is complete

HCIDLA received 33 proposals in response to the NIF RFP. The proposal review process included the following review to ensure the procurement met audit standards:

- All proposals were reviewed to determine if the minimum CDBG eligibility requirements and City contracting requirements had been met
- All eligible proposals were reviewed, scored, and ranked
- Each eligible proposal was reviewed for costs that were reasonable, allowable, necessary, and competitive, as measured by a review of the budget; responses to narrative questions; adherence to federal CDBG and other grant regulations, including relocation, acquisition and environmental requirements; and its competitive standing as compared to all other proposals

During the preliminary review, 30 proposals were determined eligible. Those proposals were submitted to the evaluators for scoring while the remaining three did not pass the CDBG eligibility screening. Proposals were evaluated based on the following criteria:

<b>Evaluation Criteria</b>	<b>Points</b>		<b>Points</b>
<b>Project Readiness</b> <ul style="list-style-type: none"> <li>• Environmental issues cleared</li> <li>• Local approvals secured</li> <li>• Community concerns addressed</li> <li>• Site control attained</li> </ul>	<b>40</b>	<b>Community Impact</b> <ul style="list-style-type: none"> <li>• Alignment with placed-based or other strategies</li> <li>• Visibility of the improvement in the community</li> <li>• Direct benefit to targeted population</li> <li>• Community and indirect benefits</li> <li>• Ability to leverage partnerships and resources</li> </ul>	<b>30</b>
<b>Project Team Capacity</b> <ul style="list-style-type: none"> <li>• Applicant experience and expertise</li> <li>• Applicant financial stability</li> </ul>	<b>15</b>	<b>Project Financials</b> <ul style="list-style-type: none"> <li>• Sources of funds are secured</li> <li>• Leveraged resource</li> <li>• Direct benefit is sustainable beyond 5 years</li> </ul>	<b>15</b>
		<b>Total</b>	<b>100</b>

The evaluation teams consisted of 12 program staff members from HCIDLA and Economic and Workforce Development Department (EWDD), in addition to HCIDLA staff members with specific expertise in key subject matters related to regulatory compliance and construction requirements. Expert reviews included reviews of CDBG eligibility and national objective; financial and audit; accessibility plan for compliance with Americans with Disabilities Act; acquisition and relocation in accordance with the Uniform Relocation Act; and environmental clearance. Proposals needed to receive a minimum score of 70 to be considered for funding. Proposers were informed that a score of 70 points or greater did not guarantee a proposal would be funded and that funding was subject to:

- Verification that all proposed nonfederal funds are, in fact, committed to the project
- Availability of CDBG funds
- Mayor and Council approval

### **RFP RESULTS AND APPEALS**

On January 28, 2015, HCIDLA notified all proposers of their scores and their eligibility or ineligibility for CDBG funds resulting from review of their proposals. Proposers were informed of their rights to file an appeal only for process or procedural matters; appeals were due February 4. HCIDLA received appeal letters from two nonprofit agencies: Latino Theater Company and Pacoima Beautiful. An appeals panel, made up of two senior staff from HCIDLA, reviewed the appeals on April 9. The appeals panel denied the appeal of the Latino Theater Company, whose project had been found to be ineligible for CDBG, and upheld the appeal of Pacoima Beautiful, who appealed the review finding that information was missing from its proposal. As a result, Pacoima Beautiful received one additional point, bringing the organization up to a score of 70 or higher.

Following the appeals, results of the review and scoring of the 33 proposals received are below:

<b>Outcome of Proposal Review</b>	<b># of Proposals</b>
Received a score of 70 or higher	24
Received a score below 70	6
Projects were found to not be eligible for CDBG funds	3
<b>Total</b>	<b>33</b>

Attachment A contains a table of the scores for all proposers. Award recommendations are based on funding availability through the PY 39 and PY 41 Action Plans. Although there are now 24 proposals scoring above 70 points, there are award recommendations for 23 proposals, based on the amount of funding allocated to the

NIF. HCIDLA recommends that the 24<sup>th</sup> ranked proposal, Pacoima Beautiful's Bradley Avenue Green Alley, be considered for possible CDBG funding in July 2015. As part of the review process in addressing the timeliness of CDBG spending in response to a finding from HUD, HCIDLA will be working with other City departments, including the CAO and Chief Legislative Analyst (CLA), to identify available funds from stalled projects. The timeline would include bringing recommendations to the Housing Committee in July 2015 and funding the Pacoima Beautiful's Bradley Avenue Green Alley could be considered for funding at that time.

Based on the outcomes of Council and Mayor action, proposals approved for CDBG funds will receive award letters outlining any issues related to contract negotiations. The proposed term of each contract will become effective based on project readiness determined by HCIDLA, with no option to extend for additional terms. Based on the RFP and the proposals, projects must be ready to start construction within one year of notice of award, and must complete construction within two years of notice of award. The total contract expenditure limit for each contract will depend on the amount of each individual award, which in turn is based on the amount deemed necessary to complete the project.

On September 18, 2014, the Personnel Department responded to HCIDLA's request for a Charter Section 1022 review and indicated that the CAO had determined that a Section 1022 review was not necessary for the NIF because it did not include a service component and its purpose was to provide funds to complete capital projects for neighborhood improvements.

Although the NIF provides financial support for capital improvements, funded projects must also provide public benefits consistent with CDBG objectives. Completion of project construction does not mean completion of the CDBG requirements, as projects must be formally closed out through inspection and determined to be used for eligible CDBG purposes. In most cases, improvements must continue to be used to benefit the public for a period of *at least five years* following the completion of the project. The scopes of work for the projects can be seen in Attachment B.

## **FISCAL IMPACT**

There is no impact on the City's General Fund. All proposed awardees will receive funding from previously approved CDBG funds allocated to the Neighborhood Improvement Fund.

Prepared by:



---

SERGIO SAMAYOA  
Senior Management Analyst I

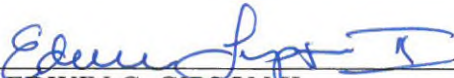
Reviewed by:



---

JULIE A. O'LEARY  
Planning and Procurement Section Manager


Reviewed by:



---

EDWIN C. GIPSON II  
Director of Strategic Planning and Policy Division

Reviewed by:



---

LAURA K. GUGLIELMO  
Executive Officer

Approved by:



---

RUSHMORE D. CERVANTES  
General Manager

RDC:LKG:ECG:JO:SS

Attachments:

- A. RFP Results
- B. Proposals—Summaries and Scopes of Work
- C. Neighborhood improvement construction boilerplate
- D. Construction MOU boilerplate

## NIF Scores and Rankings of Proposals

Attachment A

Total funds available: \$4,737,958

A	B	C	D	E	F	G	H	I
Rank	Log #	PROPOSER	PROJECT	Score	Council District	Requested Funding	Recommended Funding	Funds Available (Funds avail., less ranked projects)
1	6	City of Los Angeles Bureau of Engineering	Glassell Park Transit Pavilion	96.55	1	\$250,000	\$250,000	\$4,487,958
2	29	City of Los Angeles Bureau of Street Services	Hoover-23rd Street-Union Avenue Triangle Plaza	94.86	1	\$250,000	\$250,000	\$4,237,958
3	1	Young Women's Christian Association of Greater Los Angeles, California	Angeles Mesa Empowerment Center	88.90	10	\$250,000	\$250,000	\$3,987,958
4	14	Coalition for Responsible Community Development	CRCDC Enterprises Job Training Site Project	87.90	9	\$208,363	\$208,363	\$3,779,595
5	21	Department of Transportation	Avenue 51-Figueroa Pedestrian Safety Project	86.79	1	\$250,000	\$250,000	\$3,529,595
6	32	Department of Recreation and Parks	South Park Improvement	85.57	9	\$250,000	\$250,000	\$3,279,595
7	8	Children's Institute, Inc.	Children's Institute, Inc.'s Mid-Wilshire Campus Energy Efficiency Improvement Project	84.80	10	\$167,364	\$167,364	\$3,112,231
8	30	Ride on LA	Community Center Construction Project	84.40	12	\$250,000	\$250,000	\$2,862,231
9	9	PATH Ventures	PATH Temporary Housing Shelter Renovation Project	82.50	13	\$250,000	\$250,000	\$2,612,231
10	7	Watts Labor Community Action Committee	WLCAC Bradley Multipurpose Senior Center Space Improvement Project	80.43	15	\$244,058	\$244,058	\$2,368,173
11	2	Weingart Center Association	Transitional Housing Residential Water Boiler Replacement Project	80.40	14	\$75,675	\$75,675	\$2,292,498
12	27	Los Angeles Neighborhood Initiative (LANI)	Council District 8 Sidewalk Repair and Replacement Project	79.61	8	\$250,000	\$250,000	\$2,042,498
13	13	Public Works Group dba Learning Works Charter School	Learning Works@Homeboy Industries Charter School and Community Center	79.20	14	\$142,945	\$142,945	\$1,899,553
14	12	A Place Called Home	A Place Called Home (APCH) Phase I Renovation Project	79.15	9	\$250,000	\$250,000	\$1,649,553
15	28	Gateways Hospital and Mental Health Center	Wellness Program Project	79.05	13	\$99,500	\$99,500	\$1,550,053
16	31	JWCH Institute, Inc.	MINI Twelve Step House Capital Improvement Project	78.50	9	\$250,000	\$250,000	\$1,300,053
17	5	Watts Labor Community Action Committee (WLCAC)	Watts Labor Community Action Committee (WLCAC) Family Source Center (FSC) (also known as Watts Family Source Center) Space Improvement	78.46	15	\$218,115	\$218,115	\$1,081,938
18	3	Youth Policy Institute, Inc.	YPI YouthSource Center	77.30	7	\$250,000	\$250,000	\$831,938
19	16	Department of Aging	Bernardi Multipurpose Senior Center Renovation Project	76.39	2	\$250,000	\$250,000	\$581,938
20	17	Department of Aging	ONEgeneration Senior Enrichment Center Renovation Project	74.39	3	\$249,938	\$249,938	\$332,000
21	10	Bureau of Street Lighting	Sun Valley (Roscoe/Crockett/Vineland) Street Lighting Project	71.59	6	\$150,000	\$150,000	\$182,000
22	22	Harbor Area Gang Alternatives Program	Wilmington Learning Office Annex Renovation Project	71.00	15	\$172,000	\$172,000	\$10,000
23	11	Build Rehabilitation Industries	Build Rehabilitation Industries ADA Improvements	70.45	7	\$10,000	\$10,000	\$0
24	24	Pacoima Beautiful	Bradley Avenue Green Alley	70.04	7	\$250,000	\$0	\$0
<b>SCORED BELOW 70 POINTS</b>						<b>\$4,737,958</b>		
25	26	Los Angeles Neighborhood Initiative (LANI)	Circle Park Renovation and Access Improvement Project	68.04	8	\$250,000		
26	18	Department of Aging	Robert M. Wilkinson Multipurpose Senior Center Renovation Project	65.50	12	\$249,805		
27	15	Coalition of Mental Health Professionals, Inc.	Coalition of Mental Health Professionals Community Wellness Center - 9219 S. Broadway	64.60	8	\$40,000		
28	19	Department of Aging	PCS West Adams Multipurpose Senior Center Renovation Project	64.36	10	\$249,938		
29	20	Department of Aging	WLCAC Theresa Lindsay Senior Center Renovation Project	63.32	9	\$249,956		
30	23	Pacoima Beautiful	Haddon Tunnel Improvement Project	62.80	7	\$250,000		
<b>DEEMED INELIGIBLE FOR CDBG FUNDING</b>								
NE	4	LTSC Community Development Corporation	Budokan of Los Angeles	Ineligible	14	\$250,000		
NE	25	Los Angeles Neighborhood Initiative (LANI)	Renovation of Wilmington Town Square Park	Ineligible	15	\$250,000		
NE	33	Latino Theater Company	Rehabilitation of the Historic Los Angeles Theatre Center: Theater & Front-of-House	Ineligible	14	\$250,000		
<b>Total:</b>						<b>\$11,765,615</b>	<b>\$4,737,958</b>	



NIF Proposals—Summaries and Scopes of Work

Rank	Log #	Proposer	Project	Score	Council District	Total development cost	Requested Funding	Recommended Funding	Description	Site Address	Applicant Type
1	6	City of Los Angeles Bureau of Engineering	Glassell Park Transit Pavilion	96.55	1	\$560,455	\$250,000	\$250,000	The project site is approximately 4,420 ft <sup>2</sup> . Project would rehabilitate the heavily utilized transit hub plaza located in the City ROW at the junction of San Fernando Road-Verdugo Road-Eagle Rock Blvd-Cypress Avenue. The project would provide transit riders and pedestrians with a safe and comfortable transit plaza with shaded shelter from the elements, seating, security lighting, and landscape features, ADA curb ramps, and enhanced crosswalks.	San Fernando Road-Verdugo Road-Eagle Rock Blvd-Cypress Avenue Junction	City department
2	29	City of Los Angeles Bureau of Street Services	Hoover-23rd Street-Union Avenue Triangle Plaza	94.86	1	\$450,000	\$250,000	\$250,000	The project site is approximately 7,770 ft <sup>2</sup> . Project would rehabilitate the dark, dangerous, and dilapidated City-owned triangle that serves as the transit hub for Metro lines 200 and 603 at Hoover, 23rd Street, and Union Avenue. The project would transform the blighted city-owned triangle into an enhanced transit hub and community gathering destination through the replacement and upgrade of the damaged irrigation and dead grass, installation of landscaping, pedestrian and security lighting, decorative paving, transit shelters, seating and other street furniture, ADA compliant pathways, curb ramps, and continental crosswalks.	2308 S. Hoover; 2301 S. Union	City department
3	1	Young Women's Christian Association of Greater Los Angeles, California	Angeles Mesa Empowerment Center	88.90	10	\$441,629	\$250,000	\$250,000	Conversion of aquatic center, i.e., indoor pool room to usable space for senior programs; and renovation of adjacent locker rooms for ADA compliance.	2501 Vernon	Nonprofit
4	14	Coalition for Responsible Community Development	CRCD Enterprises Job Training Site Project	87.90	9	\$218,363	\$208,363	\$208,363	Tenant improvements to an existing warehouse buildout of 7-8 offices, conference room; additional doors, windows, lighting, sound insulation, T-bar ceiling, electrical, HVAC to accommodate new offices; and ADA compliant bathroom improvements, new walkway, and entrance.	2415 S. Central Ave.	Nonprofit
5	21	Department of Transportation	Avenue 51-Figueroa Pedestrian Safety Project	86.79	1	\$250,000	\$250,000	\$250,000	Installation of pedestrian safety improvements at Avenue 51 and Figueroa intersections including traffic signals, pedestrian countdown signals, continental crosswalks, and ADA compliance.	Intersection of Avenue 51 and Figueroa	City department
6	32	Department of Recreation and Parks	South Park Improvement	85.57	9	\$250,000	\$250,000	\$250,000	Project would include construction of new basketball courts in a new location within the park.	345 East 51st Street	City department
7	8	Children's Institute, Inc.	Children's Institute, Inc.'s Mid-Wilshire Campus Energy Efficiency Improvement Project	84.80	10	\$167,364	\$167,364	\$167,364	The project includes energy efficiency improvements with the installation of new heating and cooling equipment, which would be considered permanent attached appliances. The project will fund 23 air conditioning units on two adjacent, agency-owned buildings which make up the Mid-Wilshire Campus.	701 & 711 S. New Hampshire Avenue	Nonprofit
8	30	Ride on LA	Community Center Construction Project	84.40	12	\$680,000	\$250,000	\$250,000	New construction of 2,600 ft <sup>2</sup> single-story building with meeting, office space and ADA bathrooms.	10860 Topanga Canyon Blvd	Nonprofit
9	9	PATH Ventures	PATH Temporary Housing Shelter Renovation Project	82.50	13	\$500,000	\$250,000	\$250,000	The renovation of two floors of temporary housing (66 guest rooms) that are located in the PATH Regional Homeless Shelter. The funds would pay for new kitchens, bathrooms, showers, a water heater, and ADA accessibility components. The renovation of the Regional Shelter is part of the PATH Metro Project, which also includes the development of 68 new units of permanent supportive housing for homeless and chronically homeless veterans, to be constructed in the rear parking lot of the Regional Center. The PATH Metro project also includes a medical clinic.	340 N. Madison Avenue	Nonprofit
10	7	Watts Labor Community Action Committee	WLCAC Bradley Multipurpose Senior Center Space Improvement Project	80.43	15	\$244,058	\$244,058	\$244,058	The project would entail capital improvements to the Bradley Multipurpose Senior Center. The Bradley Center is an 11,805 ft <sup>2</sup> facility that houses WLCAC's senior nutrition and healthy aging programs. The scope of work includes 1) Installing ADA compliant restrooms; 2) New nonskid flooring in the commercial kitchen; 3) New roof; and 4) Installing new AC units in the lobby area and kitchen.	10957 S. Central Avenue	Nonprofit
11	2	Weingart Center Association	Transitional Housing Residential Water Boiler Replacement Project	80.40	14	\$75,675	\$75,675	\$75,675	This project would consist of the removal of the existing residential water boiler, purchase of permits and hardware, and installation of a new energy efficient Smith Series 19HE water boiler to benefit the 176 staff, 538 residents, and 10,268 annual homeless clients of the Weingart Center for the Homeless.	566 S San Pedro Street	Nonprofit
12	27	Los Angeles Neighborhood Initiative (LANI)	Council District 8 Sidewalk Repair and Replacement Project	79.61	8	\$250,000	\$250,000	\$250,000	This project would replace 24 residential sidewalks on West 94th Street in the South LA neighborhood of Gramercy Park. The replacement of severely damaged sidewalks would create an environment that is conducive to safe pedestrian travel, encouraging active use and enhancing quality of life. The improvements would serve homeowners in a predominantly low and moderate income residential community. Repairing the sidewalks would beautify the neighborhood, increasing pedestrian and cyclist safety and offering new opportunities for physical activity and exercise.	1800 - 2100 blocks of W. 94th Street	Nonprofit
13	13	Public Works Group dba Learning Works Charter School	Learning Works@Homeboy Industries Charter School and Community Center	79.20	14	\$142,945	\$142,945	\$142,945	Requesting CDBG dollars to install new roof, HVAC system, security doors/gate and community use space at charter school facility.	1912 & 1916 E. First St. (adjoining buildings)	Nonprofit

NIF Proposals—Summaries and Scopes of Work

A	B	C	D	E	F	G	H	I	J	K	L
Rank	Log #	Proposer	Project	Score	Council District	Total development cost	Requested Funding	Recommended Funding	Description	Site Address	Applicant Type
14	12	A Place Called Home	A Place Called Home (APCH) Phase I Renovation Project	79.15	9	\$1,316,505	\$250,000	\$250,000	The funding would renovate space for a welcome center, teen center, and performing arts space in our two buildings to increase services offered and number of youth member served. The community center serves youth and families in South LA.	2830 & 2903 South Central Avenue	Nonprofit
15	28	Gateways Hospital and Mental Health Center	Wellness Program Project	79.05	13	\$99,500	\$99,500	\$99,500	The current center needs a lot of renovation to accommodate additional clientele and increase the building to a more energy efficient structure.	433 N Hoover Street	Nonprofit
16	31	JWCH Institute, Inc.	Mini Twelve Step House Capital Improvement Project	78.50	9	\$250,000	\$250,000	\$250,000	JWCH's Mini Twelve Step House (MTSH) provides residential substance abuse treatment to primarily African American and Latina women living in the most impoverished areas of LA County, who often experience homelessness, mental health disorders, violence and isolation. MTSH treats pregnant/postpartum women and provide residential and social services to their children while allowing them to remain with their mothers. Project would remodel/renovate the kitchen and bathrooms.	303 East 52nd Street	Nonprofit
17	5	Watts Labor Community Action Committee (WLCAC)	Watts Labor Community Action Committee (WLCAC) Family Source Center (FSC) (also known as Watts Family Source Center) Space Improvement	78.46	15	\$218,115	\$218,115	\$218,115	The FamilySource space improvement would include installing air conditioning units; upgrading the entryways and bathrooms to be more ADA compliant; and roof installation.	958 E. 108th Street	Nonprofit
18	3	Youth Policy Institute, Inc.	YPI YouthSource Center	77.30	7	\$250,000	\$250,000	\$250,000	YPI proposes major renovations for its YouthSource Center, including a major remodel of the interior office and classroom spaces (approximately half of the total building size or 6500 ft <sup>2</sup> ). The space will be reconfigured to maximize offices and classrooms, while adding a multipurpose room with a movable glass dividing wall. Renovations also include a new façade leading to a new front entrance, and reconfiguring a conference room to serve as the reception area and receptionist office. All reconfigured areas will need to be refinished/repainted, which will help give the Center a facelift. Renovations also include a new HVAC system and new electrical system. The parking lot will be reconfigured to increase the number of parking spaces for staff and clients.	11844 Glenoaks Blvd.	Nonprofit
19	16	Department of Aging	Bernardi Multipurpose Senior Center Renovation Project	76.39	2	\$465,937	\$250,000	\$250,000	Project would cover an entire renovation, including flooring, ADA compliant features, bathroom renovation, etc.	6514 Sylmar St.	City department
20	17	Department of Aging	ONEgeneration Senior Enrichment Center Renovation Project	74.39	3	\$249,938	\$249,938	\$249,938	Project would cover an entire renovation, including flooring, ceiling replacement, and ADA compliant doors and features.	18255 Victory Blvd.	City department
21	10	Bureau of Street Lighting	Sun Valley (Roscoe/Crockett/Vineland) Street Lighting Project	71.59	6	\$150,000	\$150,000	\$150,000	Installation of a continuous street lighting system on Roscoe Blvd. and Crockett St. between Vineland and Sunland, and Vineland between Roscoe and San Fernando Rd.	10916-10977 Roscoe Blvd., 10915-10966 Crockett St.	City department
22	22	Harbor Area Gang Alternatives Program	Wilmington Learning Office Annex Renovation Project	71.00	15	\$172,000	\$172,000	\$172,000	The Wilmington Learning Office Annex is a community facility that provides programming and services to a low and moderate income, limited clientele. The facility was acquired in Dec. 2012 and is on 9,500 ft <sup>2</sup> of land, and the property is 4,200 ft <sup>2</sup> . Project would replace termite-damaged roof, install wiring, replace HVAC system, renovate kitchen and bathroom, replace entry doors with secure, and ADA compliant doors.	1148 N. Avalon Blvd	Nonprofit
23	11	Build Rehabilitation Industries	Build Rehabilitation Industries ADA Improvements	70.45	7	\$10,000	\$10,000	\$10,000	Install automatic doors to make it easier for people with disabilities to address the building.	12432 Foothill Blvd	Nonprofit
24	24	Pacoima Beautiful	Bradley Avenue Green Alley	70.04	7	\$250,000	\$250,000	\$0	This project would link residents of the San Fernando Gardens Public Housing Project to the Bradley Plaza and Van Nuys Boulevard. This will be achieved through creating a 40 ft. green alley.	(alley adjacent to) 1093 Bradley Ave.	Nonprofit

NIF Proposals—Summaries and Scopes of Work

A	B	C	D	E	F	G	H	I	J	K	L
Rank	Log #	Proposer	Project	Score	Council District	Total development cost	Requested Funding	Recommended Funding	Description	Site Address	Applicant Type
<b>SCORED BELOW 70 POINTS</b>											
25	26	Los Angeles Neighborhood Initiative (LANI)	Circle Park Renovation and Access Improvement Project	68.04	8	\$250,000	\$250,000	\$0	This project would complete the renovation of Circle Park. The comprehensive improvements would increase the park's sustainability by replacing paved surfaces with permeable decomposed granite walkways; installing attractive, drought-tolerant plants and trees, as well as a water-sensitive irrigation system. Security lighting would be added to improve safety and attract residents to utilize the park at night. Circle Park directly serves a predominantly low and moderate income residential community. Renovating the space would beautify the neighborhood, increasing access to open space for physical activity and exercise, reducing the City's maintenance costs and water use and helping to revitalize an area adjacent to a commercial corridor.	76th Street and Gramercy Place	Nonprofit
26	18	Department of Aging	Robert M. Wilkinson Multipurpose Senior Center Renovation Project	65.50	12	\$249,805	\$249,805	\$0	Project would cover the entire renovation, including flooring and ADA compliant features.	8956 Vanalden Ave.	City department
27	15	Coalition of Mental Health Professionals, Inc.	Coalition of Mental Health Professionals Community Wellness Center - 9219 S. Broadway	64.60	8	\$40,000	\$40,000	\$0	Project would cover Capital Improvements to increase accessibility for individuals with disabilities to its office and Family Service Center. Planned improvements include accessible parking spaces, entryways, front counter, and bathroom accessibility modifications.	9219 S. Broadway Ave.	Nonprofit
28	19	Department of Aging	PCS West Adams Multipurpose Senior Center Renovation Project	64.36	10	\$249,938	\$249,938	\$0	Project would cover the entire renovation, including ADA compliant features, bathroom renovations, flooring, roof replacement, etc.	2528 West Blvd.	City department
29	20	Department of Aging	WLCAC Theresa Lindsay Senior Center Renovation Project	63.32	9	\$249,956	\$249,956	\$0	Project would cover the entire renovation, including air conditioning/heating, roof replacement, ADA compliant upgrades, etc.	429 E. 42nd Place	City department
30	23	Pacoima Beautiful	Haddon Tunnel Improvement Project	62.80	7	\$250,000	\$250,000	\$0	This project would improve a blighted pedestrian tunnel that is heavily used by students and residents to cross the 118 freeway and access schools, services, and transportation.		Nonprofit
<b>DEEMED INELIGIBLE FOR CDBG FUNDING</b>											
NE	4	LTSC Community Development Corporation	Budokan of Los Angeles	Ineligible	14	\$17,950,000	\$250,000	\$0	The project would entail the new construction of an 88,900 ft <sup>2</sup> multipurpose sports and activities center in Little Tokyo, adjacent to the St. Vibiana Cathedral and the Little Tokyo Library. The project would consist of gymnasium, community room space and a 17,000 ft <sup>2</sup> rooftop park. The CDBG would go toward supporting design costs for the project.	237-249 S. Los Angeles Street	Nonprofit
NE	25	Los Angeles Neighborhood Initiative (LANI)	Renovation of Wilmington Town Square Park	Ineligible	15	\$250,000	\$250,000	\$0	This project would complete the renovation of Wilmington Town Square Park. The comprehensive improvements would increase the park's sustainability by replacing paved surfaces with permeable decomposed granite walkways; installing attractive, drought-tolerant plants and trees, as well as a water-sensitive irrigation system. Security lighting would be added to improve safety and attract residents to utilize the park at night. Wilmington Town Square Park directly serves a predominantly low and moderate income residential community. Renovating the space would beautify the neighborhood, increasing access to open space for physical activity and exercise, reducing the City's maintenance costs and water use and helping to revitalize an area adjacent to a commercial corridor.	Avalon and I Street	Nonprofit
NE	33	Latino Theater Company	Rehabilitation of the Historic Los Angeles Theatre Center: Theater & Front-of-House	Ineligible	14	\$450,000	\$250,000	\$0	This project is part of a larger renovation project underway at LATC, and would be comprised of 1) Rehabilitation of LATC's Exterior facade and 2) Repurposing of the theater from a traditional performing arts space into a modern, interactive, digital-media enhanced theater. By increasing the programming available at LATC, the project would stimulate the neighborhood's economy and support its increasing walkability.	514 South Spring Street	Nonprofit
						<b>Total:</b>	\$27,602,183	\$7,027,657	\$4,737,958		