

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: September 26, 2023

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Council File No. 23-0969

Council District: Citywide

To: The Mayor
The Council

From: *Uplanda Chavez*
for Matthew W. Szabo, City Administrative Officer

Reference: Los Angeles Housing Department transmittal dated August 14, 2023; Received by the City Administrative Officer on September 8, 2023; Additional information received through September 25, 2023

Subject: **REQUEST FOR AUTHORITY TO EXECUTE AMENDMENTS TO ADD FUNDING TO CONTRACT NO. C-142103 WITH OVERLAND, PACIFIC, AND CUTLER, LLC AND EXECUTE AMENDMENTS TO ADD FUNDING TO HANDYWORKER CONTRACTS NOS. C-141265 WITH AG PACIFIC CONSTRUCTION AND DEVELOPMENT C-141422 WITH WATTS LABOR COMMUNITY ACTION COMMITTEE**

RECOMMENDATIONS

That the Council, subject to the approval of the Mayor:

1. Note and file the Los Angeles Housing Department (LAHD) transmittal, dated August 14, 2023 (Report), relative to amendment requests to various City contracts for the Lead Technical Services and Handyworker Program;
2. Authorize the General Manager of the LAHD, or designee, to:
 - a. Execute an amendment to City Contract No. C-142103 with Overland, Pacific, & Cutler LLC (OPC) to increase the contract funding by \$200,000, for a new total of \$339,897, and to add outreach services to the contract's scope of services, in substantial conformance to the draft amendment attached to the LAHD Report, subject to the approval of the City Attorney as to form and legality, and compliance with City contracting requirements;
 - b. Reallocate \$362,447 in Community Development Block Grant (CDBG) funds previously awarded to the City Contract No. C-141331 with Pacific Asian Consortium in Employment (PACE) and execute contract amendments to the following contracts, in substantial conformance to the draft amendments attached to the LAHD Report, subject to the approval of the City Attorney as to form and legality, and compliance with City contracting requirements, as follows:

- i. City Contract No. C-141265 with AG Pacific Construction and Development Corporation (AGPC) to increase funding authority by \$181,223, for a new contract total of \$2,516,775; and,
 - ii. City Contract No. C-141422 with Watts Labor Community Action Committee (WLCAC) to increase funding authority by \$181,223, for a new contract total of \$577,047; and,
- c. Prepare technical corrections as necessary to the transactions included in this report to implement the intent of those transactions, subject to the approval of the City Administrative Officer.

SUMMARY

The Los Angeles Housing Department (LAHD) requests authority for various actions related to the technical services contracts for the Lead Hazard Remediation Program (LHRP) and the Handyworker Program contracts. This includes the authority to execute an amendment to the Lead Program technical services City Contract No. C-142103 with Overland, Pacific, & Cutler LLC (OPC) to increase the contract funding by \$200,000, for a new total of \$339,897, and to add outreach services to the contract's scope of services. The LAHD also requests authority to perform the following actions related to Handyworker Program: 1) reallocate \$362,447 in Community Development Block Grant (CDBG) funds previously awarded to the City Contract No. C-141331 with Pacific Asian Consortium in Employment (PACE) to be equally distributed between City Contract No. C-141265 with AG Pacific Construction and Development Corporation (AGPC) and to City Contract No. C-141422 with Watts Labor Community Action Committee (WLCAC); and, 2) execute amendments to City Contract No C-141265 with AGPC and to City Contract No. C-141422 with WLCAC to increase each contract by \$181,223, for a new total of \$2,516,775 for the AGPC contract and a new total of \$577,047 for the WLCAC contract. This Office concurs with these LAHD recommendations.

The Lead Hazard Remediation Program (LHRP) identifies and controls lead-based paint hazards in privately owned housing built before 1978. The LHRP provides grants to property owners to make their properties lead-safe and to eliminate health and safety hazards. The LHRP grants are primarily targeted to low-income families with children under the age of six. The program also provides education regarding the dangers of lead-based paint and health and safety hazards. Homeowners and tenants are encouraged to apply to the program, though tenants must first secure the owner's permission.

As a result of the Safer-at-Home Emergency Order, which took effect on March 19, 2020, the LHRP was restricted to remote work until after the Order was lifted on April 19, 2022. This limited the number of grants the LHRP was able to provide, and the amount of community outreach contractors provided on behalf of the program. The Department of Housing and Urban Development (HUD) granted LHRP a one-year extension, through July 2024, to meet its performance target. LHRP is using this additional time to target communities most impacted by lead-based paint hazards and

has selected zip codes 90011, 90018, and 90037 based on research by the California Department of Public Health Childhood Lead Poisoning Prevention Branch (CLPPB) identifying these areas as having the highest lead blood levels for children under age six in the City of Los Angeles. Contracts with three community outreach providers expired on July 14, 2023. LAHD is requesting to disencumber \$200,000 of unspent funds from the three expired LHRP outreach contracts, which expired on July 14, 2023, and reallocate them to increase the contract funding with OPC for a new total of \$339,897, a total that includes \$35,000 approved as part of the 49th Community Development Block Grant allocation (C.F. 22-1205-S1). LAHD is also requesting to amend the contract's scope of services to assist with enrollment and relocation services. The Personnel Department found that City employees do not have the expertise to perform the LHRP outreach scope of work when the outreach contracts were initially awarded, as such, no Charter Section 1022 Determination is required at this time.

On June 8, 2022, the Mayor and Council authorized the LAHD to execute contracts with three general contractors to provide services for the Handyworker Program (C.F. 21-1186-S1). The Handyworker Program provides free minor home repair and accessibility improvements for low-income homeowners and renters aged 62 and older and is funded by the Community Development Block Grant (CDBG). Additional information regarding the Program can be found in the LAHD transmittal dated August 14, 2023 (Report). The LAHD indicates that PACE communicated they would be leaving the program effective June 30, 2023, due to the high cost of construction materials. As such, the LAHD requests authority to: 1) reallocate \$362,447 in CDBG funds previously awarded to the City Contract No. C-141331 with PACE to the two remaining Handyworker contracts; and, 2) execute amendments to City Contract No. C-141265 with AGPC and to City Contract No. C-141422 with WLCAC to increase each contract by \$181,223, for a new contract total of \$2,516,775 for the AGPC contract and a new contract total of \$577,047 for the WLCAC contract.

In accordance with the Los Angeles Administrative Code Section 14.7(a), Council approval of the proposed amendments is required since the amendments are funded with grant funds. To the best of this Office's knowledge, the contractors have complied with all standard provisions for City contracts.

FISCAL IMPACT STATEMENT

There will be no additional impact to the General Fund. The Handyworker Program and the Lead Hazard Remediation Program are funded by the Community Development Trust Fund (also known as the Community Development Block Grant) and Lead Grant 12 Fund.

FINANCIAL POLICIES STATEMENT

The recommendations stated in this report comply with the City's Financial Policies in that one-time revenues will be used to support one-time expenditures.