

**The 3<sup>rd</sup> and Dangler Affordable Housing Development**  
**Community Benefit Agreement**

On this day, August 7<sup>th</sup>, 2020, the effective date, the National Community Renaissance of California (National CORE), a non-profit housing developer; and the Health Innovation Community Partnership (HICP), a community collaborative/organization, entered into the following agreement relating to the 3<sup>rd</sup> and Dangler Affordable Housing Development consisting of 78 affordable units (the “Affordable Housing Development”).

Recitals

- A. This 3<sup>rd</sup> and Dangler Community Benefit Agreement (CBA) is a condition of the Development and Disposition Agreement, that the Developer shall implement with for the DDA approval by the Los Angeles County Board of Supervisors. The following is a list of the community benefits, a product of the community engagement process, agreed to and documented in this agreement.
  
- B. National CORE has proposed to construct the Affordable Housing Development, a residential complex at 3<sup>rd</sup> and Dangler in Unincorporated East Los Angeles, consisting of 78 units, a community center, and 87 parking spaces. Seventy-seven of the 78 units in the Affordable Housing Development at rents affordable to households earning 60% or less of the Area Median income and 39 units will be supportive housing units. One unit will be an employee unit and will be unrestricted. National CORE has secured funding for the Affordable Housing Development from Los Angeles County Development Authority (LACDA) and the Affordable Housing and Sustainable Communities (AHSC).
  
- C. Los Angeles County Department of Public Works, as co-recipient of AHSC funds, will provide new bus shelters and upgrades are planned along the streets surrounding the new development. To create safe and accessible walkways, some of the funding will be allocated to create new walkways within Belvedere Park. This will include new lighting and beautiful landscaping. In the surrounding community, infrastructure improvements include sidewalk repair, and high visibility crosswalks. These improvements will be prioritized near bus stops. Additionally, LADOT will obtain five new electric buses to support route modifications and service expansion for the Boyle Heights East Route and LA Metro will be able to add five new zero-emission buses to support the operation of the restructured and enhanced bus service on Metro’s Line 70 along the Garvey-Cesar Chavez corridor. The HICP is a coalition of partners serving the residents and communities of Los Angeles’ eastside neighborhoods, including East Los Angeles, Boyle Heights, El Sereno, Lincoln Heights and Northeast Los Angeles. HICP has established seven (7) priority areas for community benefits including: health and wellness; community stability and housing; economic development; and opportunity and workforce development; environmental justice and arts and culture; safety and youth services; and transportation and access.

- D. This agreement establishes a framework for planning, implementation and monitoring that is aligned with the regional community benefit priorities developed through the HICP.

## AGREEMENT

Now, Therefore, in consideration for the mutual commitments set forth below, the parties thereby execute this agreement and acknowledge and agree as follow:

1. National CORE's obligations under this agreement shall arise if, and only if, National CORE (i) obtains a building permit that authorizes the construction of residential dwelling units within the Affordable Housing Development and (ii) actually commences construction of residential dwelling units within the Affordable Housing Development.
2. National CORE agrees to offer 77 housing units at rents affordable to households with incomes at or below 60% of the Area Median Income as defined in the DDA, no later December 31<sup>th</sup>, 2024 and for a period of 99 years after the issuance of a Certificate of Occupancy.
3. National CORE agrees to include a community center in the Affordable Housing Development, with tailored support services available to the surrounding community including a technology access, youth services, workforce development and mental health services. Services shall be designed in collaboration with People for Mobility Justice, National CORE's community partner under the Affordable Housing and Sustainable Communities (AHSC) program funds, along with local non-profit partners. The community center services are further described in Attachment A.
4. National CORE agrees to an early local notification effort for the leasing of affordable housing units to be implemented in collaboration with local non-profit community partners as described further in Attachment B.
5. National CORE agrees to follow environmentally conscious construction practices that mitigate hazards to the local community during and after construction as required per state and local laws.
6. National CORE agrees to incorporate sustainable and environmentally friendly features that reduce green-house gas emissions into the Affordable Housing Development, including landscaping fronting 3<sup>rd</sup> Street, and open space features that may include, at a minimum, a rooftop garden or edible garden and open space courtyard.
7. National CORE agrees to create a pocket park directly adjacent to the Affordable Housing Development. The pocket park element would be implemented with design input by local community partners. These community partners will also serve to monitor and support the maintenance of the park. The pocket park requirements are further described in Attachment C.

8. National CORE agrees to comply with the County Local Hire Program and will implement best efforts to reach a 30% local hire requirement and aspire to reach a 50% local hire threshold by residents who live within a 2-mile radius of the project site. All construction workers, as applicable, will be paid at or above the David Bacon prevailing wage. National CORE agrees to an aspirational goal of hiring residents who live within a 2-mile radius to fill post-construction permanent positions. National CORE will fulfill these commitments consistent with the action plan described in Attachment D.
9. National CORE agrees to include public art element that is reflective of the surrounding culture in the Affordable Housing Project. National CORE will commit up to \$75,000 for the design, fabrication, and installation of the public art element, following the process outline in Attachment E.
10. HICP agrees to create a Community Advisory Committee. This Committee will oversee the implementation of this agreement, monitor successes, ensure compliance with the terms of this agreement, and deliver quarterly updates at the monthly meetings of the HICP for at least one year from the issuance of the Certificate of Occupancy for the Affordable Housing Project.
11. National CORE agrees to produce an annual report each year until one year after the issuance of the Certificate of Occupancy for the Affordable Housing Project, or for a longer period of time if the Committee so requests, but not longer than three years after the Certificate of Occupancy is issued. National CORE further agrees to provide the Community Advisory Committee timely updates on the status of compliance with the terms of this agreement if the Committee requests such updates.

IN WITNESS WHEREOF, the Parties have executed this agreement as of the effective date set forth in the introductory paragraph of this agreement.

National Community Renaissance of California, a California non-profit organization

Signed by: \_\_\_\_\_

Name:

Title:

HEALTH INNOVATION COMMUNITY PARTNERSHIP, a community collaborative and project administered by the LAC+USC Medical Center Foundation Inc., a California non-profit organization

Signed by: \_\_\_\_\_

Name: Rosa Soto

Title: Executive Director

## ATTACHMENT A

National CORE commits to build and operate a community space at the Affordable Housing Development. The community space will be operated for at least 30 years, or as long as National CORE is a managing partner of the development and property management agent. The services provided at the center should support the positive development of high-need youth and families residing in the development and within the surrounding neighborhood. The programming should focus on a variety of areas including workforce development, positive youth development, health care access, tenant rights, educational services, technology access, and re-entry, but may not be limited to these areas. Additionally, as part of the Affordable Housing and Sustainable Communities (AHSC) requirements, People for Mobility Justice (PMJ) shall provide bicycle and pedestrian education to residents and the community for no less than three years. It is encouraged that PMJ work with county departments, including Public Works and Arts and Culture to further the programming of the Los Angeles County Vision Zero.

The designated community space shall be open and accessible to tenants and area residents at agreed-upon hours between National CORE and service providers, but no less than 8 hours a day Monday through Friday and weekends as needed and shall be managed by staff provided by the developer. National CORE shall contract or collaborate with community-based organizations to provide the various programming as outlined here. Programming should occur on an on-going basis to ensure the center is a valuable resource. The following are high priority areas for regular programming:

- Bicycle and pedestrian programs provided by PMJ
- Technology access and training for youth and adults
- Youth services such as leadership workshops, career readiness, tutoring and academic support
- On-going educational and informational workshops
- Legal clinics on various needs – immigration, tenant issues, health care

The community center shall provide robust programming that is community centered and respects the assets and attributes of the community and does not approach youth and residents from a lens of deficiency. Programming must be respectful of the community and any discriminatory approaches or implicit bias will be denounced. The developer is expected to resource the staffing for management of the center and to budget for the provision of services as required by funding sources. National CORE will provide at least one full-time service coordinator. HICP encourages the hiring of a local service coordinator.

National CORE will work with HICP to identify partner organization that can provide the services included above.

People Assisting the Homeless (PATH) will enter into a services agreement with National CORE to provide wrap around services for the 39 households designated for the formerly homeless or at-risk of becoming homeless, as defined by the LACDA guidelines. The services will include case management services, mental health, benefits assistance, life skills, and family services among others. PATH will provide two (2) on-site full-time case managers. Staff and services provided by PATH will be paid by the Los Angeles County Department of Health Services. HICP encourages the hiring of local residents for the onsite full-time case managers.

## **Hope Through Housing Foundation: Community Center Plan for 3<sup>rd</sup> & Dangler**

For the past 22 years, the Hope Through Housing Foundation (HTHF) has been dedicated to breaking the generational cycle of poverty by empowering residents through a powerful place-based model. By delivering an array of quality health and social services to low-income residents within National CORE affordable housing communities, HTHF impacts the lives and futures of thousands of children, adults, and seniors each year.

**At 3<sup>rd</sup> & Dangler, we look forward to building a customized mix of services and programs aimed at empowering and lifting up residents from throughout the community and surrounding neighborhoods.** Exact services will be determined through an engagement partnership with local CBOs. HTHF will deliver services through a combination of direct programming and strategic partnerships with a network of nonprofits, governmental entities, and businesses. HTHF will rely on a professional Services Coordinator who will be responsible for coordinating a rich mix of health and social service activities and resources within the 3<sup>rd</sup> & Dangler Community Center. HTHF typically focuses on four primary goals:

(1) ***Preparing At-Risk Youth for Future Self-Sufficiency*** through family-centered engagement. Offered to residents and the greater community, our youth programming offers children's education, promotes social-emotional competence, and youth academic success. Potential activities may include homework help, character development, exercise, nutrition education, and college/career exposure.

(2) ***Supporting Families in achieving Economic Mobility*** by improving financial and social well-being. Through a combination of group workshops and one-on-one financial coaching, HTHF helps residents make the most of limited income, increase earning potential and employment status, and begin regular habits of saving and building assets through financial literacy, benefits access, workforce development, and homeownership education. Training topics often include banking basics, money management, credit, savings, and first-time homeownership. Demonstrated outcomes including increased income, decreased debt, improved credit scores, increased savings, and first-time homeownership.

(3) ***Supporting Health and Wellness Opportunities*** by encouraging better exercise and nutritional choices that lead to greater vibrancy and life expectancy. Services may include fitness classes, healthy cooking classes, health screenings, healthcare navigation, and other trainings on health issues relevant to residents.

(4) ***Individual Resident Assistance & Community Wellness Services*** will also be provided by our staff Service Coordinator. Resource connections may include healthcare access, nutritional food sufficiency programs, rental and housing assistance, utility assistance, transportation, financial supports, benefits access, and safety education. HTHF will also provide social events and/or neighborhood meetings to build community among residents and to identify neighborhood issues needing attention/advocacy.

HTHF's goal, with National CORE, is to *Transform Lives & Communities*. As a result of the deep connections with community and families in the work aforementioned, students are graduating from high school and becoming the first in their family to enter college; parents are building careers, financial capacity, and are becoming homeowners; and seniors are realizing a healthy, fulfilling life where they can thrive and live independently.

## ATTACHMENT B

### **Local Early Notification Plan for the Proposed 3<sup>rd</sup> and Dangler Affordable Housing Development**

National Community Renaissance of California (National CORE), will provide an equal housing opportunity to all. We will abide by all Fair Housing practices and will not discriminate on the on account of race, color, creed, religion, sex, gender identity, marital status, national origin, familial status, medical condition, or disability, sexual orientation, age, ancestry, source of income, or any arbitrary reason, in the use, occupancy or other factors unrelated to an applicant’s ability to comply with rental agreement and community policies for the proposed 3<sup>rd</sup> and Dangler affordable housing development.

In partnership with local community stakeholders, service providers, and the County of Los Angeles, National CORE commits to working collaboratively to maximize notification efforts during the lease up period of the proposed development by 1) ensuring the community receives notification and information of the application for these units prior to public marketing efforts; 2) including schools and churches in notification efforts; and 3) reaching out to existing affordable housing developments that maintain waiting lists. National CORE may seek to enter into additional agreements with local service providers to provide technical assistance for those who may need assistance such as filling out applications.

In addition to conducting early notification efforts for the affordable units, National CORE will oversee outreach efforts by People Assisting the Homeless (PATH) for the 39 Permanent Supportive Housing units. Residents for these units will be referred to the property through the Los Angeles County Coordinated Entry System (CES) in partnership with PATH. PATH shall, as feasible, identify local East Los Angeles participants in the CES.

### **Timeline**

Developer shall convene the local community service providers listed below to initiate the lease up period at least 9 months prior to the completion of construction. Workshops can be expected to begin at least 8 months prior to the building’s grand opening to assist community members in understanding the requirements of the leasing process. National CORE will hold at least two application workshops.

### **Local Community Service Providers**

As part of the early notification efforts, notification to at minimum the below service providers will be provided:	Eastmont Community Center
Alfonso B Perez Special Education Center	El Centro de Ayuda
American Legion Post #804	Everyone In
AltaMed	Garfield High School
Alliance for College Ready Public Schools	Hamaskai Elementary School
Barrio Planners	Helpline Youth Counseling

Casa Cultural	In the Making
Disabilities Commission County of Los Angeles	InnerCity Struggle
Disability Rights Legal Center	Jovenes, Inc.
East LA Community Corporation	KIPP LA
East LA Community Youth Center	La Causa Youth Build
East LA Women's Center	Latino Prevention Project
Nuevo Amanecer Mujer Integral	Assemblymember Wendy Carrillo
Para Los Ninos- Best Start	Senator Maria Elena Durazo
Proyecto Pastoral	Immersion Workforce Los Angeles
LAUSD School Board Member Monica Garcia	Alma Family Services
Southern California Resource Services for Independent Living	East LA Rising
The Wellness Center	Exodus Recovery
Legacy LA	
Alma Family Services	
Ability First	

## ATTACHMENT C

### **Pocket Park Plan for the Proposed 3<sup>rd</sup> and Dangler Affordable Housing Development**

Contingent upon securing funding from the Affordable Housing and Sustainable Communities Program (AHSC), National Community Renaissance of California (National CORE) commits to designating the parcel number 5250-017-034 as an open green space for the enjoyment of the community. Although this parcel is privately owned, it will be publicly accessible.

#### **Potential Uses for the Open Green Space**

The open green space is intended to increase the quality of life for the surrounding community by providing a welcoming outdoor area for intergenerational uses. The options below present a menu of opportunities to utilize this space for and are not limited to its potential use:

- Pocket park
- Community garden
- Dog park
- Tot lot playground
- Community edible garden
- Outdoor fitness area

#### **Selection Process**

National CORE shall engage a local community based organization to assist in the community engagement in order to obtain community feedback on the best use of the open green space.

The community-based organization, along with National CORE, will convene a group of 5-10 community stakeholders (Stakeholder Committee) to provide input and support with community outreach and in the planning and designing the best community use of the space. This committee will be selected no later than 90 days after AHSC funds are secured. Community stakeholders shall represent local residents, youth, seniors, persons with mobility challenges, etc. and may include, but not limited to the following: Prevention Institute, InnerCity Struggle, Legacy LA, From Lot to Spot, LA Conservation Corp, El Centro de Ayuda, and The Wellness Center.

#### **Planning Process**

Planning for this small green space shall use a ‘needs based’ approach, considering the sociodemographic and spatial characteristics of the area surrounding this affordable housing development. A needs assessment will ensure that greenspace be provided according to needs of the future residents of the housing development and those living in the surrounding neighborhood, as well as meeting the ecological functions and environmental conditions of this portion of unincorporated East Los Angeles which is surrounded by multiple freeways and over concentrations of polluting or hazardous land uses.

A needs-based approach to park planning takes into consideration not only the absolute number of people within the target geographic area, but importantly accounts for:

- Socio-demographic composition
- Leisure and recreation preferences and those of various sub-groups within population
- Type and number of facilities required to serve those needs
- Considerations should also reflect projected residential densities
- Needs based assessment is necessarily based on analysis of census data and where possible on: detailed community surveys; participant observation; focus group research; ethnographic data; detailed assessments of existing parks; forecasts needs of future residents

Factors affecting park usage must also be taken into consideration in planning for this green space, in particular the universe of potential users and their distinguishing characteristics including but not necessarily limited to: age; sex; race/ethnicity; educational levels; income; disability; fitness levels; home ownership status; household composition; etc.

Usage is also associated with the physical characteristics of parks, gardens, and playgrounds and the neighborhoods within which they are located. Older adults, people of color, women and low-income families—groups most impacted by park inequities and related health disparities—are more likely to be infrequent or non-users of parks. Lack of park space, park activities, programming and staff in low-income communities of color offer some understanding of the non-use of parks among these groups. Perceived and actual safety issues provide additional explanations for non-use. Cultural factors also impact how people use parks, often in ways that are different than the dominant culture.

### **Resident Engagement, Participation and Collaboration**

The community-based organization leading the outreach efforts will ensure deep and inclusive resident engagement, participation and collaboration throughout the process of envisioning, building and managing this green space. National CORE and the outreach organization shall work closely with the Stakeholder Committee to identify neighborhood needs and the best use of the open space. Ideally, a volunteer park management group would be formed to develop leaders who will advocate for the project. Successful urban parks depend on a community's sense of ownership.

The community based organization, in coordination with National CORE, shall facilitate engagement opportunities with the neighbors living near the proposed open space and provide opportunities to voice concerns and share ideas on improving their environment through a community design process, collaborate on design schemes and come together to build this green space and determine programming for the site. Focus shall be on collaborating with local schools, community groups, nonprofits and service providers in the community to participate in the project. Whether the goal is to grow healthy fresh foods, provide senior focused activities or simply create a place of joy and beauty, this project should respond directly to community needs.

The community based organization shall be experienced in creating small, accessible parks and gardens in Los Angeles' underserved neighborhoods and have the cultural competency to carry out tasks associated with building capacity among residents who would potentially participate in the development and management of these facilities. The organization shall be experienced in developing the kinds of green space that provide the most benefit to low-income, under-served communities – in particular, small neighborhood parks and gardens. Parks and garden provide the target audience a range of health benefits, including lowering levels of self-reported stress as well as facilities that help reduce the likelihood of violence by providing a safe place for community members to socialize and play. The team will also have a deep understanding of the types of green spaces that can provide important environmental benefits to neighborhoods overburdened by toxic industries.

To summarize, the key activities of the community-based organization selected for this project may include:

1. Organize: Staff works closely with community members to identify needs and train volunteers to spearhead planning, development and maintenance. A park management group is formed to develop leaders.
2. Involve: A successful urban park or garden depends on a community's sense of ownership. Neighbors voice concerns and share ideas on improving their environment at community meetings.

3. **Apply for Funding:** To develop the community planned and designed concept, funding shall be identified.
4. **Design & Build:** With goals such as growing healthy fresh foods, providing after-school or senior focused activities and creating a place of respite, the project responds directly to a community's needs. The Stakeholder Committee will encourage local residents to collaborate on design schemes and, if feasible, help build the park/garden.
5. **Program:** Interesting, informative programming is key to a project's longevity. Facilities keep busy calendars based on what residents feel would be beneficial.
6. **Manage:** Set up a management approach that includes a structure that ensures long-term community involvement, proper maintenance, security and stewardship.

### **Deliverables**

- National CORE shall create a 3<sup>rd</sup> and Dangler open space Stakeholder Committee
- National CORE shall contract an experienced, culturally competent park development organization
- National CORE shall consider a design build model involving community residents or through the park development organization for the build out of the park.  
National CORE shall be responsible for long-term and sustainable programming, security, and maintenance of the park.

## **ATTACHMENT D**

### **Local Hire Action Plan for the Proposed 3<sup>rd</sup> and Dangler Affordable Housing Development**

The following is an action plan that establishes a framework between National Community Renaissance of California (National CORE) and the Los Angeles County Workforce Development, Aging, and Community Services (WDACS) department for the construction phase of the 3<sup>rd</sup> and Dangler proposed affordable housing development (Project). Per the local hire requirements established by the Los Angeles County Development Authority (LACDA), National CORE will implement best efforts to reach a 30% local hire requirement and aspire to reach a 50% local hire threshold. A strong emphasis will be placed to achieve these goals within a 2-mile radius under Tier 1 as defined under the LACDA Local Hire requirements. The Project will implement Davis Bacon prevailing wages.

To assist in meeting these goals, National CORE has partnered with WDACS to create the following taskforce to provide support and guidance:

#### **Taskforce Members:**

- AJCC
- Boyle Heights Workforce Center
- Eastside Leads
- East Los Angeles College (ELAC)
- East LA Occupational Center / ELA Skills Center
- Jose Gardea, Urbanism Advisors
- Immersion Workforce LA
- InnerCity Struggle
- MCS Career Group
- The Wellness Center
- Los Angeles Trade Tech College
- WDACS

#### **Local Hire Action Plan Goals**

The goals of the taskforce include establishing partnerships to leverage existing workforce development and job preparation programs that will train potential qualified candidates for the construction phase of 3<sup>rd</sup> and Dangler. In addition to aligning the training service providers to construction jobs and in order to render successful results, the Developer will provide a staff member to track compliance with local hire requirements and to be the main point of contact with the taskforce members, including coordination for needed services for workers. The goals also include local hire efforts for the expected permanent jobs. In addition, the task force will provide support in notifying the community and their networks to identify qualified workers prior to the hiring phase. National CORE will provide the task force with a list of available employment positions and desired qualifications.

National CORE agrees to do the following, and may solicit reasonable assistance from the taskforce and WDACS, in order to notice the community and recruit local construction workers:

- Post in multiple social media sites (concentrated strategic postings)
- Provide job fair/local hiring signage (multiple locations, primarily focused in Tier 1 and 2-mile radius)
- Provide on-site hiring fairs
- Post job fair/local hiring postings (include DPSS and LACDA)
- Publish ads on local newspapers
- Publish local college(s) postings

- Share Job Postings with local DPSS Job Development Cluster and LACDA Public Housing Facility
- Local partnerships with other labor groups (grass root).

### **Pre-Construction Timeline**

The timeline that follows outlines a schedule of phases leading up to the start of construction.

- Training Program Alignment 8 months before construction begins
- Recruitment phase 5 months before construction begins.
- Hiring Phase 3 months before construction begins.

Attached is sample 24-month construction schedule showing approximate timeframes of when the different trades will be employed.

### **Technical Service Providers**

Below is a list of organizations who will be providing technical training to potential construction candidates and their respective certification timelines. See also the attached spreadsheet.

- Los Angeles Trade Tech College
  - LATTC offers diverse list of courses including welding gas, electric, plumbing, carpentry, architectural technology, and electrical construction and maintenance, which altogether can supplement courses needed for the construction phase of the 3<sup>rd</sup> and Dangler.
  - Number of potential candidates for construction phase by trade:
  - Certification timeline:
- ELA Skills Center / ELA Occupational Center
  - The ELASC/ELAOC offers a comprehensive curriculum, which provides training and/or apprenticeships for each trade available in the 3<sup>rd</sup> and Dangler proposed development except for Site Survey. Their curriculum currently offers: Apprenticeship preparation, Construction Worker 1, Construction Worker 2, Construction Worker 3, Plumbing 1, Plumbing 2, Electrician 4, which covers every trade from site concrete, masonry, electrical, to carpentry.
  - Number of potential candidates for construction phase by trade:  
Certification timeline: Students completing Construction 1 and 2 courses can engage in entry-level construction employment positions. These courses are not offered by cohort, which increases flexibility in the number of candidates who may be available upon the start of construction.
- America's Job Centers
  - AJCC provides training and supportive services including clothing, tools, and transportation assistance on a case by basis to assist individuals prepare for employment. Depending on the needs of the individual, the costs associated with County-approved professional trainings and/or coursework may be covered by AJCC.
- East LA College
  - Services or curriculum currently offered:
  - Number of potential candidates for construction phase by trade:
  - Certification timeline:

- Women in Non-Traditional Employment Roles (WINTER)
  - Services or curriculum currently offered:
  - Number of potential candidates for construction phase by trade:
  - Certification timeline:

**Post Construction Job Opportunities**

The development may also provide several non-construction related positions in property management, maintenance, case management and supportive services and may include the following:

- 1 full-time property manager
- 2 part-time leasing agents
- 1 full-time maintenance technician
- 1 full-time case manager
- 1 part-time service coordinator

The final number of permanent jobs will be determined by the availability of funds.

**Economic Mobility**

In an effort to provide residents economic mobility resources to improve their financial and social well-being, National CORE, in conjunction with its sister nonprofit partner, Hope Through Housing Foundation (HTHF), will provide onsite supportive services and workshops. Those include a combination of group workshops and one-on-one financial coaching to help residents make the most of limited income, increase earning potential and employment status, and begin regular habits of saving and building assets through financial literacy. Other workshops such as benefits access, workforce development, and homeownership education may also be provided. Training topics often include banking basics, money management, credit, savings, and first-time homeownership. Demonstrated outcomes usually include increased income, decreased debt, improved credit scores, increased savings, and first-time homeownership.

In addition to programming provided by Hope through Housing Foundation, an onsite service coordinator, may work to welcome connections with the surrounding community to supplement onsite services with local partners. This strategy is a key component of National CORE and Hope Through Housing’s goal to maintain the quality and integrity of our joint efforts to oversee and provide onsite services.

Furthermore, the service coordinator may:

- Supplement needed services with surrounding partners
- Oversee programs to ensure quality
- Manage a calendar of events to avoid scheduling conflicts
- Protect National CORE and Hope Through Housing assets by overseeing onsite programming activities
- Connect directly with residents to identify service needs

**Deliverables**

- National CORE and WDACS will provide and update the Construction Jobs Alignment Spreadsheet
- National CORE will produce a report summarizing the local hire goals achieved for both Construction and Permanent Jobs

- National CORE will enact a Service Plan that identifies Capacity Building Partners/Programs at the Community Space/Technology lab available to housing residents and the surrounding community members by collaborating with community partners.
- National CORE will provide the Taskforce the information necessary to provide a quarterly presentation on Local and Target hire progress at the Health Innovation Community Partnership (HICP)

SEE ATTACHED AS SEPARATE EXCEL FILE – 3RD AND DANGLER LABOR ESTIMATE TRAINING ALIGNMENT

3rd and Dangler Family Affordable Housing					Training	
Trade	Max # Tradesmen	Expected Start Date	Experienced or Trainee	Skill Set	ELAOC/ELASC	LATTC
Erosion Control	4				<a href="#">Apprenticeship Preparation</a>	
Site Survey	4					
Grading	9				<a href="#">Apprenticeship Preparation</a>	
Underground Pipeline	8				<a href="#">Apprenticeship Preparation</a>	<a href="#">Welding Gas and Electric</a>
Underground Conduit	7				<a href="#">Electrician 4</a>	<a href="#">Electrical Construction and Maintenance</a>
Site Concrete	11				<a href="#">Construction Worker 1</a>	
Paving	6				<a href="#">Construction Worker 1</a>	
Plumbing	14				<a href="#">Plumbing 1</a>	<a href="#">Plumbing</a>
Structural Concrete	28				<a href="#">Construction Worker 1</a>	
Waterproofing	6				<a href="#">Plumbing 2</a>	<a href="#">Plumbing</a>
Structural Steel	8				<a href="#">Construction Worker 1</a>	
Masonry	8				<a href="#">Construction Worker 1</a>	
Rough Carpentry	25				<a href="#">Construction Worker 1</a>	<a href="#">Carpentry</a>
Electrical	14				<a href="#">Electrician 4</a>	<a href="#">Electrical Construction and Maintenance</a>
Mechanical	11				<a href="#">Apprenticeship Preparation</a>	<a href="#">Architectural Technology</a>
Fire Sprinklers	7				<a href="#">Apprenticeship Preparation</a>	
Low Voltage	4				<a href="#">Construction Worker 3</a>	<a href="#">Electrical Construction and Maintenance</a>
Insulation	10				<a href="#">Construction Worker 1</a>	
Drywall	14				<a href="#">Construction Worker 2</a>	
Stucco	20				<a href="#">Construction Worker 3</a>	
Roofing	9				<a href="#">Construction Worker 3</a>	
Sheet Metal	6				<a href="#">Apprenticeship Preparation</a>	
Landscaping	18				<a href="#">Apprenticeship Preparation</a>	
Finish Carpentry	9				<a href="#">Construction Worker 3</a>	<a href="#">Carpentry</a>
Cabinetry	6				<a href="#">Construction Worker 3</a>	<a href="#">Carpentry</a>
Painting	14				<a href="#">Construction Worker 3</a>	
Storefront Glazing	4				<a href="#">Apprenticeship Preparation</a>	
Flooring	8				<a href="#">Apprenticeship Preparation</a>	
Elevator Installation	4				<a href="#">Apprenticeship Preparation</a>	
	296					
Note: these numbers reflect an estimate of the total number of workers over the 24 month construction period. Daily totals will vary from 5 and up to 30 based on the construction schedule.						
Permanent Jobs						
Property Manager	1			FTE		
Leasing Agents	2			PTE		
Maintenance Technician	1			FTE		
Case Manager	2			FTE		
Service Coordinator	1			PTE		

## **ATTACHMENT E**

### **Public Art for the Proposed 3<sup>rd</sup> and Dangler Affordable Housing Development**

National Community Renaissance of California (National CORE) will incorporate a public art installation in the 3<sup>rd</sup> and Dangler proposed affordable housing development.

#### **Local Art Component Goal**

The goal of the public art is to celebrate the culture and values of East Los Angeles installed in a publicly visible location of the project.

#### **Role of Developer**

1. Developer may hire an art consultant, work with the department of Arts and Culture, or identify an in-house representative for purposes of establishing a Project Coordination Committee for selecting and commissioning the artwork and oversight of the art project from inception through completion.
2. Developer is responsible for managing the artist selection, fabrication and installation of commissioned public art.
3. Developer is expected to maintain appropriate liability and workers' compensation insurance.
4. Developer is expected to understand ongoing obligations regarding any public art placed on-site and ensure that such obligations are communicated to and agreed to by subsequent owners of the property.

#### **Role of Project Coordination Committee**

National CORE will establish a Project Coordination Committee (PCC) at the beginning of the project. The PCC will participate in the artist selection phase through review of proposals, selection of artist, and approval of design proposals. The PCC will consist of:

1. Art Community Stakeholders

The Art Community Stakeholders will be composed of the following representatives:

- 3 East LA residents
  - 2 youth recruited from local area middle or high schools
  - 2 local art organizations
  - 2 local community-based organizations
2. LA County Department of Arts and Culture
  3. HICP Community Advisory Committee
  4. First Supervisorial District
  5. Developer

## **Criteria**

The First Supervisorial District requires that the artist who is selected for this public art project meets the following criteria:

1. Individual artist, collective or arts organization with experience designing and producing large-scale permanent public art projects (minimum life span of 50 years) in partnership with government, a developer, or property-owner.
2. Individual artist, collective or arts organization with experience leading a community-engaged process to yield a public artwork in consideration of residents and community-stakeholders' themes, values, voice and interests.
3. Individual artist, collective or arts organization will implement the art proposal with the active participation of the local students from a choice of the local schools. The Art Community Stakeholder Panel can identify the top 5 schools from which the artist can select to work with.

## **Permit**

The public art may require permitting, if required, National CORE will assist with this requirement. The permit would be issued by the Department of Public Works – Building and Safety.

## **Timeline**

National CORE, in partnership with the First Supervisorial District, would engage the PCC no later than sixty (60) days after the execution of Community Benefits Agreement.

National CORE (or designee) tasks include, but not limited to, developing and circulating an RFQ, review of the qualifications received, convening of the PCC panel meeting(s) to identify up to 3 artists to invite to interview and present their art proposals at a second PCC panel meeting; and conduct an orientation/informational meeting to the artist finalists in preparation for the second PCC panel.

The artist will have 2 months to develop Final Public Art Design upon being selected. Once a Final Public Art Design is approved, the artist will be given notice to proceed with installation. Installation will be completed 3 months after the completion of the construction.

## **Budget**

National CORE has provided up to \$75,000 for an all-inclusive of the development budget to apply to the public art including all activities related to the selection of the artist, materials, community engagement and labor for the public art installation.

## DRAFT REQUEST FOR QUALIFICATIONS

### NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA SEEKS ARTISTS FOR 3<sup>RD</sup> AND DANGLER DEVELOPMENT

Project Budget: **\$75,000 Total Artwork Budget**

Project Location: 4639-4655 E. 3<sup>rd</sup> Street, Los Angeles, CA 90022

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**DATE ISSUED: TBD**

**DUE DATE: TBD**

#### OVERVIEW

The 3<sup>rd</sup> and Dangler Project consists of a 4-story, 78-unit development to further the County's mission to serve the local community and address the shortage of housing while encouraging alternative transportation uses. The building is intended to create a sustainable, transit-supportive, pedestrian friendly, economically vibrant development that will transform the currently blighted vacant parcels into a positive asset for the Maravilla community of East Los Angeles, including an Art Installation is vital to accomplishing this mission.

#### GOALS AND LOCATION OF ARTWORK

The goal of the civic art is to celebrate the culture and values of East Los Angeles installed in a publicly visible location of the project. Currently the two possible sites for civic art include the housing development's entryway exterior wall and ground just in front of entrance, as well as a western facing exterior wall of the site, See attached. One of the two possible site will be prioritized.

#### BUDGET

The all-inclusive artwork budget is **\$75,000**. This budget includes artist fees, liability insurance, and all costs associated with the design, engineering, fabrication, permitting (2% of project budget), delivery and installation of the artwork.

#### TENTATIVE SCHEDULE

**Timeframe is not available at this time. Timeframe is based off Request for Qualifications release.**

#### **6 weeks**

6 to 10 weeks

10 weeks

26 weeks

34 weeks

#### **Deadline for RFQ Submissions 5:00 pm PST**

Review artist submissions from RFQ.

Select 3 artists to interview (and 3 alternates, should finalists not be available).

Artist and Artwork Proposal Selected

Artwork Final Design Complete

Fabrication initiates.

**Artwork Installation to be completed 3 months from the completion of the building's construction.**

**ELIGIBILITY**

This civic artwork is open to professional artists residing in or the surrounding areas of East Los Angeles (including, but not limited to Northeast Los Angeles, Southeast Los Angeles, and Monterey Park). Artists who have not had permanent public art project experience are encouraged to apply in artist teams with the appropriate experience. The individual artist, collective or arts organization with experience leading a community-engaged process.

**RFQ SELECTION CRITERIA**

The Los Angeles County strives to create artworks which reflect aesthetic and technical quality, innovation, site-specificity and civic engagement. The selected artist or artist team will be required to participate in a rigorous design process. This process includes research through site visits and design meetings, conservator review, structural engineering, budget tracking and timeline management.

Artists will be selected on the basis of their qualifications, as demonstrated by the quality of their past work and suitability of their artistic expression for this particular site. Artist applications will be evaluated on the following criteria:

<b>Artist Selection Criteria</b>	
Artwork	<ul style="list-style-type: none"> <li><input type="checkbox"/> Proven artistic merit and strong professional qualifications that demonstrate the artist’s ability to achieve the guiding principles of the Civic Art Program: aesthetic and technical quality; innovation; site specificity; civic engagement; and the ability to transform a space and user experience</li> <li><input type="checkbox"/> Ability to create artwork for the potential location(s) indicated in this RFQ</li> </ul>
Function/Technology	<ul style="list-style-type: none"> <li><input type="checkbox"/> Artist or artist team demonstrate ability to effectively assess the spatial and technical conditions of an architectural space and propose an integrated, easily maintainable, permanent artwork</li> <li><input type="checkbox"/> Experience completing a prior artwork with a minimum budget of \$50,000</li> <li><input type="checkbox"/> Individual artist, collective or arts organization with experience designing and producing large-scale permanent civic art projects (minimum life span of 50 years) in partnership with government, a developer, or property-owner.</li> <li><input type="checkbox"/> Individual artist, collective or arts organization with experience leading a community-engaged process to yield a civic artwork in consideration of residents and community-stakeholders’ themes, values, voice and interests. An engagement plan will be required at time of contract negotiation.</li> </ul>
Process and Budget	<ul style="list-style-type: none"> <li><input type="checkbox"/> Artist or artist team demonstrate ability to execute project within project timeline</li> <li><input type="checkbox"/> Artist to demonstrate the affordability of the project in preliminary budget and final budget before fabrication (refer to attached preliminary budget worksheet)</li> </ul>

	<ul style="list-style-type: none"> <li><input type="checkbox"/> Artist or artist teams to demonstrate prior projects completed within budget projections</li> <li><input type="checkbox"/> Artist or artist team to demonstrate ability to work with a multidisciplinary team, for example, government agencies, architects, and engineers</li> </ul>
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**Only artists who meet these criteria should apply.**

## TO APPLY

Application materials must be received on or before **date and time** Pacific Standard Time. Any application materials received after the date and time specified above will be rejected and considered non-responsive and returned to the Artist unopened.

Submit the following materials:

1. Resume
  - Including name, mailing address, phone number(s), email, and web page (if applicable)
  - Include a team bio if applying as an artist team. Resume should not exceed three (3) pages
  
2. A maximum one-page letter of interest, addressing:
  - Your artistic practice, your sources of inspiration, and your method for developing high quality, innovative, and timelessly meaningful artwork
  - Why this project interests you
  
3. Up to 10 images of your relevant work (refer to Artist Selection Criteria)
  - Submit digital images in .JPEG format, PC compatible, no larger than 1920X1920 (do not zip or stuff your files). Each image must be unlocked and downloadable
  - Label each image with artist's last name, first name, and a two-digit number which corresponds to the annotated image list (example: JonesJane01, JonesJane02)
  
4. An annotated image list that indicates:
  - Title, date, medium, and dimensions
  - Artwork location
  - Brief project description (maximum 100 characters)
  - Project budget
  - Commissioning agency or client, and project manager (if applicable)
  
5. Three professional references, with title, phone, and email addresses included

## SELECTION PROCESS

A Project Coordination Committee is composed of an Art Community Stakeholder Panel including, Developer, LA County Department of Arts and Culture, and Supervisorial District One.

The artist will be selected through a two phased process.

In the first phase, artists' responses to this RFQ will be evaluated anonymously by the Community Stakeholder Panel with facilitation by the Developer or designee. Up to three finalists and one alternate will be shortlisted for the second phase.

The selected finalists will be invited to an informational meeting by the developer or designee to learn more about the project site and artwork opportunity.

At the second phase of the selection process, finalists will be invited to develop a conceptual design proposal and presentation to the Community Stakeholder Panel. The Panel reviews artist applications, conducts finalist interviews, selects the artists or artist teams and reviews the project from design development through artwork installation.

**Artists should send images that can be understood by an audience that is not professionally versed in the arts.**

**Do not send art proposals in response to this RFQ.**

### 3RD AND DANGLER PROJECT PUBLIC ART LOCATIONS

