



AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, APRIL 28, 2021, 12:00 PM

TELECONFERENCE CALL-IN NUMBER: (747) 200-6781
CONFERENCE ID: 928 734 548#

To join via phone, dial (747) 200-6781, then enter 928 734 548# when prompted.

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1. **Call to Order**

2. **Roll Call**

Ruthie Myers, Chair
Zella Knight, Vice Chair
James Brooks
Mary Canoy
Val Lerch
Takao Suzuki
Pamela Williams

3. **Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of February 24, 2021

4. **Report of the Executive Director**

5. **Presentations**

Fiscal Year 2021-2022 Action Plan

6. **Public Comments**



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger



Regular Agenda

7. Fiscal Year 2021-2022 Budget of the Los Angeles County Development Authority (All Districts)

Recommend that the Board of Commissioners:

Adopt and instruct the Chair to sign a Resolution approving the \$869,541,300 Fiscal Year (FY) 2021-2022 Budget.

Instruct the Executive Director, or his designee, to implement the LACDA's FY 2021-2022 Budget and take all related actions for this purpose, including execution of all required documents.

Find that the approval of the LACDA's FY 2021-2022 Budget is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.

Authorize the Executive Director, or his designee, to execute Funding Agreements or amendments to existing Funding Agreements with the County of Los Angeles and all required documents necessary to accept \$102,000 in Centro Estrella Rent funds, \$700,000 in South Whittier Resource Center funds, \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Policing Program, \$425,000 for South County Family Sites, \$7,922,000 for Measure H, Homeless Initiative Strategy B4, \$216,000 for the Homeless Coordinator and ancillary services, and up to \$2,600,000 for economic development initiatives to support the RENOVAE program.

Authorize the Executive Director, or his designee, to execute a Memorandum of Understanding (MOU), and any necessary amendments to the MOU, with the County and all required documents necessary to accept \$566,318 for the Juvenile Justice Crime Prevention Act.

Adopt and instruct the Chair to sign the PHA Board Resolution approving the operating budget and certifying submission of the LACDA's FY 2021-2022 Budget, to the United States Department of Housing and Urban Development.

8. Commissioner Comments or Suggestions for Future Agenda Items

Access to the agenda and supporting documents are available on the LACDA website. Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Advisory Committee meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least four (4) business days prior to the meeting. Later requests will be accommodated to the extent possible. Please

contact the Executive Office of the LACDA by phone at (626) 586-1855 from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by e-mail at nick.teske@lacda.org.

**MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE**

Wednesday, February 24, 2021.

The meeting was convened via teleconference.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Knight at 12:02 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
James Brooks		X
Mary Canoy	X	
Zella Knight	X	
Val Lerch	X	
Ruthie Myers	X	
Takao Suzuki	X	
Pamela Williams	X	

Agenda Item No. 3 – Reading and Approval of the Minutes of the Previous Meeting

On motion by Commissioner Knight, seconded by Commissioner Williams, with Commissioner Lerch abstaining, the minutes of the Regular Meeting of January 27, 2021 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Executive Director Emilio Salas welcomed attendees and introduced a video of Family Self-Sufficiency Program graduate Tyreka Jenkins.

Emilio reported on the passage of California SB 91, which extended eviction protections through June 30, 2021. The bill also created the framework for the State's rent relief program. The County received a direct allocation of \$160 million in mid-January 2021, and we initially planned to operate our own rent relief program concurrently with the State's program. However, the County and the State could not reach a deal on duplication of benefits, leaving the County in the difficult position of assuming huge risk and the optics of being the largest jurisdiction not endorsing the State's plan. In the end, the County opted into the State's rent relief program for this latest round of funding.

Emilio reported on the \$1.9 trillion American Rescue Plan, which includes \$25 billion for rental assistance, \$5 billion for homeless assistance, \$10 billion for homeowner assistance, and \$10 billion for small business recovery. Of the \$25 billion in emergency rental assistance, it provides \$19.05 billion for emergency rental and utility assistance that would be allocated to states, territories, counties and cities, as well as \$5 billion for

emergency Housing Choice Vouchers to transition people experiencing, or at risk of homelessness, survivors of domestic violence, and victims of human trafficking to stable housing. These are one-time vouchers that expire when families no longer need the assistance.

Emilio reported that the LACDA is in the final months of deploying our existing local rent relief program, and we expect to fully expend the \$100 million by April 2021. Completing this program will allow the LACDA to focus on our core programs and lease up our Housing Choice Voucher program now that we are out of shortfall status. Our goal is to increase our lease-up rate from 92% to approximately 96-97% depending on funding.

Emilio reported that the LACDA is working with the County Department of Public Health on efforts to schedule mobile vaccination units at our senior public housing sites.

Emilio reported on the LACDA's Notice of Funding Availability (NOFA) Round 26. We received 55 applications, and we are recommending funding for 16 projects totaling 1,345 units, 600 Project-Based Vouchers, and \$112.5 million. Our NOFA continues to be oversubscribed, and we have a concern about the growing scarcity of Project-Based Vouchers compared to the demand.

Finally, Emilio reported that on April 1, 2021, the LACDA is resuming some of the programs we suspended during the COVID-19 pandemic, especially those which involve entering homes for renovation work. As the public health situation improves, we are hopeful that schools reopening will give our employees more flexibility in being able to return to the office.

Agenda Item No. 5 - Presentations

- Annual Plan Presentation

Agenda Item No. 6 - Public Comments

None

Agenda Item No. 7 – Amendments to Janitorial Services Contracts (All Districts)

On motion by Commissioner Lerch, seconded by Commissioner Williams, the following was unanimously approved:

Recommend that the Board of Commissioners:

Find that the approval of amendments to the existing contracts for Janitorial services is exempt from the California Environmental Quality Act.

Authorize the Executive Director or his designee to amend two contracts with Master Janitorial Maintenance for janitorial services, to add COVID-19 decontamination cleaning

services and increase the annual compensation by up to \$100,000 for Contract C and up to \$200,000 for Contract H, for a total of up to \$300,000, using program funds included in the LACDA's Fiscal Year 2020-2021 approved budget and Fiscal Year 2021-2022 proposed budget, for the remainder of the fourth and fifth years of the contract, to be effective following approval as to form by County Counsel and execution by all parties.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate under the terms of the contracts, to amend or to terminate the contracts for convenience.

Authorize the Executive Director or his designee to amend the contracts to add or delete sites, add services, modify the Statement of Work, and increase the annual compensation by any County Minimum Wage or LACDA Living Wage Program Rate increase, and by up to 10% of the annual total as needed for unforeseen costs.

Agenda Item No. 8 – Annual Plan for the Los Angeles County Development Authority (All Districts)

On motion by Commissioner Knight, seconded by Commissioner Williams, the following was unanimously approved:

Recommend that the Board of Commissioners:

Find that the activities in the Annual Plan are not subject to the provisions of the California Environmental Quality Act because they will not have the potential for causing a significant effect on the environment.

Approve the Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the LACDA's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement, the Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP), and the Housing Choice Voucher Program (HCV) Administrative Plan.

Adopt and instruct the Chair to sign the Resolution approving the Annual Plan for submission to HUD and authorize the Executive Director or his designee to take all actions required for implementation of the Annual Plan.

Authorize the Executive Director or his designee to execute all documents required to receive HUD allocated CFP funds which are estimated to be approximately \$7,000,000.

Authorize the Executive Director or his designee to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Annual Plan to HUD by April 17, 2021.

Agenda Item No. 9 - Commissioner Comments or Suggestions for Future Agenda Items

The meeting was adjourned by Commissioner Myers at 1:27 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", written over a horizontal line.

EMILIO SALAS
Executive Director
Secretary–Treasurer



April 28, 2021

TO: Housing Advisory Committee

FROM: Tracie Mann, Director
Housing Assistance Division

RE: **FSS PROGRAM UPDATE – MARCH 2021**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher and Public Housing participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	401	As of April 1, 2021 , there were 340 Housing Choice Voucher (HCV) and 61 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	7	(7) FSS participants enrolled for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	10	(9) FSS contracts expired for Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	1772 678 671 373 362 261 248 130 62 0 0 0	Job Referrals Work Source/Job Fairs Financial Literacy Home Ownership Counseling Other/Utility/Legal Aid/Covid-19/Health Services Credit Repair Educational/Vocational/Job Training Computer Training Youth Services Scholarship LACDA Home Ownership Program Small Business
OUTREACH & COMMUNITY EVENT	1	Jobs Plus Partners Meeting
GRADUATIONS	3	(3) Request for Graduation for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).

If you have any questions, please feel free to contact me at (626) 586-1670.

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.

- 1. Number Currently Enrolled** – Current number enrolled in the FSS program as of the date the FSS Report is presented.
- 2. New Enrollments** - The number of Participants enrolled in the FSS program with an effective date in the month the FSS Report is presented.
- 3. Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
- 4. Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
- 5. Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
- 6. Graduations** – FSS participants that graduated last month.
- 7. Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.

Los Angeles County Development Authority

Contract Status Report



District	Project Name	PMWeb No.	Contractor Name	Original Contract Amount	Current Contract Amount	% COR	Approved Payments	% Complete	Status
1st	Nueva Maravilla Roof Replacement	47	ALLSTATE WATERPROOFING	\$3,015,125.00	\$2,772,661.66	-9%	\$398,959.39	14%	Construction
1st	Herbert Kitchen Rehabilitation	65	HARBOR COATING AND RESTORATION	\$498,363.84	\$498,363.84	0%		0%	Pre-Construction Meeting
1st	Nueva Maravilla Ceiling Repairs	70	KLD CONSTRUCTION CORP	\$63,224.06	\$63,224.06	0%	\$36,121.71	57%	
1st	Nueva Maravilla Doors	73	KLD CONSTRUCTION CORP	\$72,752.38	\$72,752.38	0%		0%	
1st	Nueva Maravilla Doors	73	KLD CONSTRUCTION CORP	\$717,008.43	\$717,008.43	0%	\$357,039.84	50%	
1st	Whittier Manor Unit Flooring Replacement	76	PUB CONSTRUCTION INC.	\$237,654.48	\$237,654.48	0%		0%	
1st	Maravilla Childcare Roof Repairs	98	KLD CONSTRUCTION CORP	\$100,000.00	\$100,000.00	0%		0%	
1st	East County Scattered Sites Concrete	102	KLD CONSTRUCTION CORP	\$226,828.18	\$226,828.18	0%	\$226,828.17	100%	
1st	East County Window Replacement	110	PUB CONSTRUCTION INC.	\$293,991.80	\$293,991.80	0%		0%	
1st	Office Re-configurations for COVID 19	111	PUB CONSTRUCTION INC.	\$72,699.06	\$72,699.06	0%	\$27,625.65	38%	
2nd	South Bay Garden Generators	107	PUB CONSTRUCTION INC.	\$56,499.83	\$56,499.83	0%		0%	
2nd	Southbay Gardens Roof Replacement & Coating	67	ERC ROOFING & WATERPROOFING	\$477,680.00	\$520,960.00	8%	\$494,912.00	95%	Contract
2nd	Southbay Gardens Windows and Sliding Glass Doors	69	HARRY H JOH CONSTRUCTION INC	\$302,098.00	\$302,098.00	0%		0%	Submittals
2nd	SSS Concrete Repairs	56	KLD CONSTRUCTION CORP	\$427,200.94	\$427,200.94	0%	\$304,380.68	71%	
3rd	Kings Road Deck & Drain Repairs	63	KLD CONSTRUCTION CORP	\$71,354.03	\$71,354.03	0%	\$67,786.33	95%	
3rd	Palm Apts Common Area Flooring	54	KLD CONSTRUCTION CORP	\$150,639.91	\$151,752.90	1%	\$150,639.91	99%	
3rd	Westknoll Common Area Fire Doors	99	PUB CONSTRUCTION INC.	\$68,566.41	\$68,566.41	0%		0%	
3rd	Palm Roof Swamp Cooler Replacement	75	PUB CONSTRUCTION INC.	\$107,150.68	\$107,150.68	0%	\$106,835.17	100%	Completed
3rd	Palm Apartments Common Area Painting	91	KLD CONSTRUCTION CORP	\$111,745.42	\$111,745.42	0%	\$111,745.42	100%	
3rd	West Knoll & Palm Drainline Repair	101	PUB CONSTRUCTION INC.	\$120,434.20	\$120,434.20	0%	\$114,412.49	95%	
3rd	Ocean Park CCTV Installation	125	PUB CONSTRUCTION INC.	\$79,489.65	\$79,489.65	0%		0%	

Los Angeles County Development Authority

Contract Status Report



District	Project Name	PMWeb No.	Contractor Name	Original Contract Amount	Current Contract Amount	% COR	Approved Payments	% Complete	Status
4th	Carmelitos YMCA Flooring and Painting Project	128	PUB CONSTRUCTION INC.	\$98,776.42	\$98,776.42	0%		0%	
4th	The Growing Experience Lighting and Landscaping	118	PUB CONSTRUCTION INC.	\$140,750.79	\$140,750.79	0%	\$140,750.79	100%	
4th	Carmelitos Lead Mitigation	81	PUB CONSTRUCTION INC.	\$186,033.39	\$186,033.39	0%		0%	Contract
4th	Whittier Manor Roof	52	KLD CONSTRUCTION CORP	\$79,460.28	\$79,460.28	0%	\$79,460.28	100%	
4th	Carmelitos Community Center A/C	59	PUB CONSTRUCTION INC.	\$186,521.88	\$186,521.88	0%		0%	Plan Development
4th	Carmelitos Kitchen Rehab Phase III	60	GIBRALTAR CONSTRUCTION COMPANY INC	\$2,095,000.00	\$2,095,000.00	0%		0%	Pre-Construction Meeting
4th	Harbor Hills Unit Flooring Replacement	61	PUB CONSTRUCTION INC.	\$55,105.28	\$55,105.28	0%		0%	Plan Development
5th	Orchard Arms Unit Flooring	64	KLD CONSTRUCTION CORP	\$437,339.41	\$437,339.41	0%	\$191,922.47	44%	Construction
5th	Foothill Villa Windows and External Lighting	68	PUB CONSTRUCTION INC.	\$288,332.50	\$288,332.50	0%	\$82,174.76	28%	
5th	Orchard Arms Unit & Common Area Windows	77	TL VETERANS CONSTRUCTION INC.	\$655,000.00	\$655,000.00	0%		0%	Contract
Totals:				\$11,492,826.25	\$11,294,755.90	0%	\$2,891,595.06		



LACDA

Los Angeles County Development Authority

2021-2022 ACTION PLAN

HOUSING ADVISORY COMMITTEE
April 28, 2021



2021 - 2022 ONE YEAR ACTION PLAN

FOR THE LOS ANGELES URBAN COUNTY

Volume I of II
2018 - 2023
Consolidated Plan

1

CONSOLIDATED PLAN OVERVIEW

2


ACTION PLAN OVERVIEW

3

**PLANNED CDBG-FUNDED PUBLIC HOUSING
IMPROVEMENTS**

4

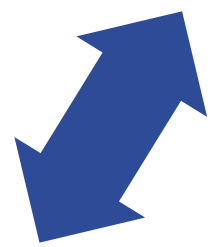
CITIZEN PARTICIPATION & APPROVAL PROCESS

A large, dark grey rectangular sign for LACDA (Los Angeles County Development Authority) is the central focus. The sign features the acronym 'LACDA' in large, orange, three-dimensional block letters. To the left of the letters is a stylized logo consisting of a dark blue square with an orange square inside it. Below the acronym, the text 'Los Angeles County Development Authority' is visible in a smaller, dark font. At the bottom of the sign, the address '700 WEST MAIN STREET' is displayed. An orange icon of a building with a grid of windows is positioned above the 'C' in 'LACDA'. The sign is set against a background of palm trees and a modern building. In the foreground, there is a large, dark, sculptural object resembling a stylized leaf or a piece of driftwood, and some green grass.

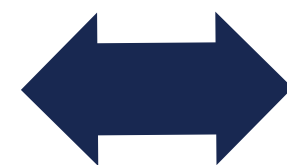
Consolidated Plan Overview

Planning Cycle

FIVE YEAR 2018-2023
CONSOLIDATED PLAN
- Needs Assessment
- Five Year Strategy



CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT
- Assesses Performance
- Reports on Annual Goals
- Links to Five Year
Strategy



ANNUAL ACTION PLAN
4TH YEAR 2021-2022
- Annual Grant Application
- Annual Activities & Goals
- Link to Five Year Strategy





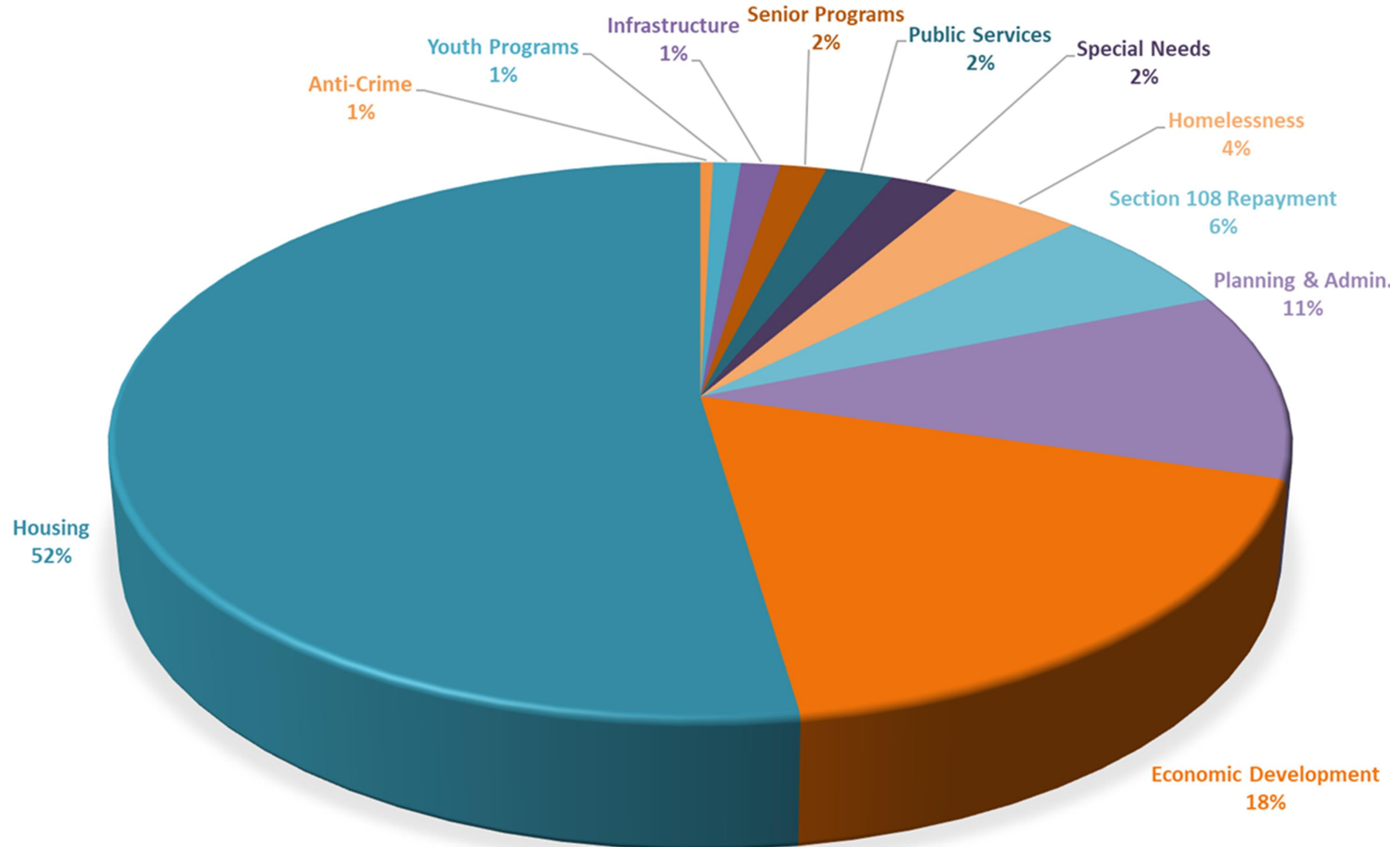
Action Plan Overview

FISCAL YEAR (FY) 2021-2022 ACTION PLAN (July 1 – June 30)

HUD Formula Grants – Los Angeles Urban County

Grant	Current Fiscal Year 2020-2021 Actual	New Fiscal Year 2021-2022 Actual	Dollar Change Actual	% Change Actual
Community Development Block Grant	\$23,234,876	\$22,420,821	-\$814,055	-3.5%
HOME Investment Partnerships Program	\$9,196,270	\$8,998,893	-\$197,377	-2.1%
Emergency Solutions Grant (ESG)	\$1,915,450	\$1,873,395	-\$42,055	-2.2%
Total Grants	\$34,346,596	\$33,293,109	-\$1,053,487	-3.1%
STATE ESG	\$1,120,909	\$1,120,909 (Estimate)	\$0	0%

FY 2021-2022 ACTION PLAN BREAKDOWN of Funds by Priority Need





Planned CDBG-Funded Public Housing Improvements

2021-2022 CDBG-Funded (\$2,685,000)

Public Housing Improvements

1ST DISTRICT

New for FY 2021-2022

Herbert Apartment Handrails: \$200,000

- 46-unit senior housing development

Arizona & Olympic Termite Tenting: \$60,000

- 18-unit family housing development

Herbert Avenue Termite Tenting: \$120,000

- 46-unit senior housing development

Francisquito Villa Termite Tenting: \$120,000

- 89-unit senior housing development

*** Ongoing to be completed in 2021-2022**

Herbert Kitchen Rehabilitation: \$400,000 to be spent in 2021-2022

Total Budget: \$736,000 to remodel 46 kitchens at this senior housing development

** COVID-19 impacted delivery of these projects due to Safer at Home order and social distancing*

2021-2022 CDBG-Funded Public Housing Improvements

2ND DISTRICT

*** Ongoing to be completed in 2021-2022**

South Bay Gardens Patio Sliding Glass Doors & Windows: \$200,000

Total Budget: \$400,000 to replace sliding glass doors and windows in 100 units at this senior housing development

4TH DISTRICT

New for FY 2021-2022

Sundance Vista Roof Repairs: \$450,000

- 41-unit family housing development

5TH DISTRICT

*** Ongoing to be completed in 2021-2022**

Quartz Hill Unit Flooring: \$300,000

Total Budget: \$350,000 to replace flooring in 40 units at this family housing development

Orchard Arms Solar Project: \$835,000

Total Budget: \$835,000 to install solar panels in 183 units at this senior housing development

** COVID-19 impacted delivery of these projects due to Safer at Home order and social distancing*



Citizen Participation & Approval Process



Citizen Participation & Approval Process

- **Virtual Community Meeting & Resource Fair**
 - Held on November 14, 2020
- **Public Comment Period**
 - May 8 – June 8, 2021
 - Comments may be submitted to Raymond.webster@lacda.org
- **Public Meetings/Hearings**
 - LAHSA Commission Meeting – April 23, 2021
 - Housing Advisory Committee Meeting – April 28, 2021
 - Board of Supervisors Public Hearing – June 8, 2021
- **Final Action Plan Due to HUD**
 - June 15, 2021





Contact Us

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April 28, 2021

Housing Advisory Committee
Los Angeles County Development Authority
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**FISCAL YEAR 2021-2022 BUDGET OF THE LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of the Fiscal Year (FY) 2021-2022 recommended Budget of the Los Angeles County Development Authority (LACDA). The FY 2021-2022 Budget totals \$869,541,300, an increase of \$83,581,800 or 11% over the final approved FY 2020-2021 budget of \$785,959,500.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution (Attachment A) approving the \$869,541,300 FY 2021-2022 Budget.
2. Recommend that the Board of Commissioners instruct the Executive Director, or his designee, to implement the LACDA's FY 2021-2022 Budget and take all related actions for this purpose, including execution of all required documents.
3. Recommend that the Board of Commissioners find that the approval of the LACDA's FY 2021-2022 Budget is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.



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Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger



4. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to execute Funding Agreements or amendments to existing Funding Agreements with the County of Los Angeles (County) and all required documents necessary to accept \$102,000 in Centro Estrella Rent funds, \$700,000 in South Whittier Resource Center funds, \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Policing Program, \$425,000 for South County Family Sites, \$7,922,000 for Measure H, Homeless Initiative Strategy B4, \$216,000 for the Homeless Coordinator and ancillary services, and up to \$2,600,000 for economic development initiatives to support the RENOVA TE program.
5. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to execute a Memorandum of Understanding (MOU), and any necessary amendments to the MOU, with the County and all required documents necessary to accept \$566,318 for the Juvenile Justice Crime Prevention Act (JJCPA).
6. Recommend that the Board of Commissioners adopt and instruct the Chair to sign the PHA Board Resolution (Attachment B) approving the operating budget and certifying submission of the LACDA's FY 2021-2022 Budget, to the United States Department of Housing and Urban Development (HUD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to establish the FY 2021-2022 appropriation authority for LACDA operations and activities.

The FY 2021-2022 recommended Budget of the LACDA totals \$869,541,300, an increase of 11% over the final approved FY 2020-2021 budget of \$785,959,500. The increase is primarily attributed to the increased funding for the Housing Choice Voucher (HCV) program and the affordable housing development projects. Additionally, the recommended budget also includes carryover supplemental funding from the Federal and State COVID-19 Emergency Solutions Grants (ESG) and Community Development Block Grant (CDBG) funds as authorized by the Coronavirus Aid, Relief, and Economic Security (CARES) Act. These increases are offset by the substantial completion of the Magic Johnson Park construction project.

The FY 2021-2022 recommended budget does not include funding from the \$1.9 trillion American Rescue Plan stimulus package. The LACDA will return to the Board with separate actions in a supplemental budget as soon as funding becomes available. Despite the enormous challenges ahead, we continue to strive to improve the level of service we provide to the residents and businesses we serve on a daily basis by embodying our mission of "Building Better Lives and Better Neighborhoods".

FISCAL IMPACT/FINANCING

The FY 2021-2022 Budget includes \$157.5 million in County funds. Of the \$157.5 million, \$90.3 million supports the preservation and development of special needs and affordable housing; \$24.7 million comes from the Lead-Based Paint Mitigation Programs; \$16.3 million supports Rapid Rehousing and Landlord Incentive Programs; \$9.4 million is related to various countywide capital projects; \$10.6 million for activities related to economic development projects; and remaining County funds to support other countywide initiatives.

BUDGET OVERVIEW:

The total FY 2021-2022 Budget of \$869,541,300 consists primarily of federal funding provided by HUD for housing and community development programs. Over half of the budget is in support of the Housing Assistance and Public Housing programs for low-income families, seniors, disabled and veterans. Local revenue sources include County funds, public housing rental income, and other grants received in support of housing.

Housing Assistance Program is budgeted at \$420 million and will be used to administer a total of 29,633 rental subsidies for eligible individuals and families, seniors, veterans, and persons with disabilities living in the unincorporated area of Los Angeles County and participating cities. Housing assistance payments are made directly to private landlords for participants in the following programs: \$362.4 million in HCV and Veterans Affairs Supportive Housing, \$29.9 million in Shelter Plus Care/Continuum of Care, \$13 million in HPI and Measure H, and the remaining dollars consist of other housing assistance programs such as Mainstream, Moderate Rehabilitation, Housing Opportunities for Persons with Aids, and Open Doors.

The Public and Affordable Housing Program is budgeted at \$35.2 million, and is comprised primarily of \$15.1 million in rent revenues, \$9.4 million in operating subsidies, \$3.4 million in housing assistance, \$2.1 million in state and county funds, and \$5.2 million of grants, carryover funds from prior years, and other income. These funds are used to manage and maintain 3,229 public and affordable housing units. The Capital Improvement Program is budgeted at \$16 million and scheduled to be used for new and carryover projects throughout Los Angeles County to rehabilitate housing units and perform site improvements. The Capital Improvement Program will consist mainly of \$14.2 million in capital fund grant along with \$1.6 million in Community Development Block Grant (CDBG), and the remaining dollars consist of carryover HUD funding.

The FY 2021-2022 CDBG Program is budgeted at \$45.5 million, which includes funds for the LACDA, five supervisorial districts, participating cities, County departments, community-based organizations, and other public agencies.

State and County funds are budgeted at \$283.1 million. The majority of these funds are comprised of \$157.5 million County funds, and the remaining \$125.6 million make up the

State's portion. The State provides funding for a variety of LACDA programs: \$99.1 million in No Place Like Home funds for affordable housing development; \$19.5 million in State Emergency Solutions Grant funds that are used for street outreach, emergency shelter, homelessness prevention, rapid re-housing; \$5.8 million in Permanent Local Housing Allocation program; and the remaining dollars used in support for various other State and Local initiatives.

The Residential Sound Insulation Program utilizes funds from the Federal Aviation Administration and Los Angeles World Airports provides grants to eligible property owners to sound insulate residential homes and rental units from noise caused by aircraft arriving and departing the Los Angeles International Airport. The total budget for this program is \$9.9 million.

The LACDA budget includes 602.20 full time equivalent (FTE) positions, an increase of 14.35 FTE positions from the FY 2020-2021 adopted budget. Most of the new positions will assist with the increased lease-up activities related to Housing Assistance programs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In January 2001, the Community Development Commission and the Housing Authority of the County of Los Angeles, predecessors to the LACDA, with the concurrence of the County Auditor-Controller, developed an administrative policy for establishing a Capital Budget. FY 2021-2022 marks the 20th year that the LACDA will submit a Capital Budget that details ongoing and future projects. The FY 2021-2022 operating budget includes \$9.5 million in capital fund grant for 11 projects.

On June 8, 2021, the Board of Supervisors will be approving the FY 2021-2022 One Year Action Plan (Action Plan) for the allocation of federal funds, which includes the planned use of CDBG, HOME, and ESG funding by the LACDA, County departments, participating cities, community-based organizations, and other public agencies. The Action Plan was created with citizen input, as required by federal regulations.

Adoption of the attached Resolution approving the FY 2021-2022 Budget is necessary to establish new fiscal year appropriation authorities for the LACDA, to receive funding, and to comply with Federal Notice 94-66 (Public Housing Authority) from HUD's Office of Public and Indian Housing, issued September 2, 1994. HUD Form 52574 must also be approved by the Board of Commissioners to certify the LACDA's operating budget. This letter also recommends authority for the Executive Director, or his designee, to execute any other documents for implementation of the budget, such as financial reports, audit requests and related documents required by HUD or any other governing bodies.

ENVIRONMENTAL DOCUMENTATION

Approval of LACDA's FY 2021-2022 Budget is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section

58.34(a)(3) because they involve administrative activities that will not have a physical impact or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b) because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the FY 2021-2022 Budget will enable the LACDA to conduct program activities to benefit low- and moderate-income residents of the County and participating cities.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", is written over the printed name.

EMILIO SALAS
Executive Director

ES:MF:sla

Enclosures

ATTACHMENT A

RESOLUTION APPROVING THE FISCAL YEAR 2021-2022 BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

WHEREAS, the Board of Commissioners of the Los Angeles County Development Authority has received the Budget for Fiscal Year 2021-2022 and has found:

1. That the proposed expenditures are necessary for the efficient and economical operation of housing programs for the purpose of serving low-and very-low income families.
2. That the budget is reasonable in that:
 - (a) It indicates a source of funding adequate to cover all proposed expenditures.
 - (b) It does not provide for use of federal funding in excess of that payable under the provisions of 24 Code of Federal Regulations Part 990.
3. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contracts with the U.S. Department of Housing and Urban Development.
4. That no employee serving in a variety of positions is reflected in the operating budget as serving an aggregate amount of time exceeding 100 percent.
5. That the U.S. Department of Housing and Urban Development requires that the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.

WHEREAS, it is necessary for the Board of Commissioners of the Los Angeles County Development Authority to adopt an annual budget.

NOW, THEREFORE, the Board of Commissioners of the Los Angeles County Development Authority hereby resolves as follows:

1. The above recitals are true and correct.
2. The Los Angeles County Development Authority adopts the following budgeted revenues and appropriations for Fiscal Year 2021-2022, as set forth in the Annual Budget for the Los Angeles County Development Authority:

Estimated Funding \$869,541,300

Expenditure and Reserve Appropriations: \$869,541,300

3. That the use of Section 8 Operating Reserve funds for other housing purposes, in the amount of \$50,000 or greater, must be approved by the Board of Commissioners.
4. This Resolution shall take effect immediately.

APPROVED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority on this __ day of _____, 2021.

ATTEST:

CELIA ZAVALA
Executive Officer-Clerk of the
Board of Commissioners

HILDA L. SOLIS
Chair, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA
County Counsel

By: _____
Deputy

PHA Board Resolution

Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Los Angeles County Development Authority PHA Code: CA002

PHA Fiscal Year Beginning: July 1, 2021

Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: 06/08/2021
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
Hilda L. Solis		06/08/2021