



AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, AUGUST 17, 2022, 12:00 PM

LACDA HEADQUARTERS
700 WEST MAIN STREET
ALHAMBRA, CA 91801

To join via phone, dial **(747) 200-6781**, then enter **525 710 562#** when prompted.
[Click here to join the meeting](#)

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1. **Call to Order**

2. **Roll Call**

- Zella Knight, Chair
- Pamela Williams, Vice Chair
- James Brooks
- Mary Canoy
- Renee Contreras
- Kelli Lloyd
- Connor Lock
- Elda Mendez-Lemus
- Ruthie Myers
- Takao Suzuki
- Anna Swett

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

Regular Meeting of July 20, 2022

4. **Report of the Executive Director**



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

5. **Presentations**

Foster Youth to Independence (FYI) Lease-Up Story

6. **Public Comments**

Regular Agenda

7. **Construction Contract for the Arizona & Olympic Family Public Housing Development Bathroom Upgrades Project Phase II (District 1)**

Recommend that the Board of Commissioners:

Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA).

Approve the proposed Project and adopt the plans and specifications that are on file in the Los Angeles County Development Authority (LACDA) Construction Management Unit for Project number LACDA22-032 Arizona & Olympic Family Public Housing Development Bathroom Upgrade Project Phase II.

Award a Contract to Imperial Brothers, the apparent lowest responsive and responsible bidder, in the amount of \$249,820, to renovate the bathrooms and replace the vinyl composite tiles (VCT) in two laundry rooms at the Arizona & Olympic Family Public Housing Development in Los Angeles and authorize the Executive Director or his designee to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$24,982, which represents 10% of the \$249,820 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time of the Project, as applicable; and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$274,802 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2022-2023 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

8. Amendment to Trash Removal Services Contract (All Districts)

Recommend that the Board of Commissioners:

Find that approval of an amendment to the existing Contract is not subject to the provisions of the California Environmental Quality Act (CEQA).

Authorize the Executive Director or designee to execute an amendment to its Contract with Athens to increase the annual compensation to \$1,030,000, using program funds included in the LACDA's approved Fiscal Year 2022-2023 budget, following approval as to form by County Counsel.

Authorize the Executive Director or designee to execute amendments to its Contract for up to two one-year extensions, at the same annual amount not to exceed \$1,030,000, using funds to be included in the LACDA's budget approval process, and following approval as to form by County Counsel.

9. 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 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 6:00 p.m., Monday through Thursday, 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, July 20, 2022

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 12:01 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Zella Knight	X	
Pamela Williams	X	
James Brooks	X	
Mary Canoy	X	
Renee Contreras	X	
Kelli Lloyd	X	
Connor Lock	X	
Elda Mendez-Lemus	X	
Ruthie Myers	X	
Takao Suzuki	X	
Anna Swett	X	

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

On motion by Commissioner Suzuki, seconded by Commissioner Williams, the minutes of the Regular Meeting of June 15, 2022 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann reported that on June 30th, the House Appropriations Committee approved legislation to increase HUD funding by \$8.9 billion in Federal Fiscal Year 2023 to combat the impacts of inflation and rent increases. Overall, the Transportation-HUD (THUD) bill was increased by \$11.5 billion, with 77% being allocated to HUD. This strong preference for HUD funding made sure that all HUD accounts and programs are either increased or at least remain at level funding.

The bill includes some proposals which will benefit LACDA programs or operations, including a HUD requirement to provide recommendations to improve supportive services at affordable housing sites. This could potentially result in Federal funding to benefit our Project Based Voucher (PBV) developers whose target populations are those with special needs. Currently, the supportive services provided at PBV sites are funded through Measure H through the County’s Department of Health Services.

The bill also provides a large increase in funding for the Housing Opportunities for Persons with AIDS (HOPWA) program that could likely result in additional certificates. HOPWA is a small program, with an allocation of 34 certificates. Lastly, and also closely tied to our operations, the bill requires HUD to provide recommendations on creating a national web-based system, or a digital data locker, that houses homeless individuals' identification documents. Creation of such system would benefit applicants for our various programs who often have a difficult time locating their personal documents in order to be determined program eligible and speed up the lease-up process. This difficulty was very apparent during the pandemic when service offices were closed, and applicants had limited to no access to their documents.

Tracie reported that through the Congressional earmark process, the LACDA was able to secure PBV and Continuum of Care report language in the House THUD report. We are happy to see support for the use of PBVs in order to expand affordable housing to special needs populations who would otherwise face barriers in finding suitable housing in the private rental market, including considerations for increasing the percentage cap on project-based rental assistance. Locally, Congressman Jimmy Panetta is working on draft legislation to increase the cap for PBVs from 20% to 50% and keeping the 10% flexibility offered in the Housing Opportunity Through Modernization Act of 2016. This legislation has support from the California Association of Housing Authorities and Congresswoman Judy Chu has also expressed her support.

Tracie reported that on June 23, Senator Tim Kaine (D-VA) introduced the Fair Housing Improvement Act of 2022, which would expand protections under the Fair Housing Act of 1968 to include banning discrimination based on source of income and veteran status. While a number of State and local governments have passed source-of-income protection laws, including SB329 in California, Federal law does not protect against this type of discrimination. By adding source of income and veteran status to the Fair Housing Act's list of protected classes, the bill would prohibit housing providers from denying housing to individuals who use Housing Choice Vouchers, VASH vouchers, recipients of Social Security benefits, income received by a court order, or any other lawful source of income.

Tracie reported the Secretary of Veterans Affairs (VA) recently declared a state of emergency on the homeless veteran situation in Los Angeles and approved VA staff from across the nation to come to LA and assist using the VA Disaster Emergency Medical Personnel System (DEMPS) program. DEMPS is the Veterans Health Administration's main program for deployment of clinical and non-clinical staff to an emergency or disaster. There will be three waves of staff deployed for two weeks each. The LACDA's Veterans Affairs Supportive Housing (VASH) team is working with our VA partners to ensure expedited inspections and lease-up over this six-week period. Our VASH lease-up rate has remained stagnant at 55% for more than one year, with our focus being the leasing of tenant-based vouchers, which is our biggest challenge. The initial concentration will be on filling project-based VASH vacancies for the LACDA and the City of Los Angeles, and then tenant-based vouchers.

Agenda Item No. 5 - Presentations

Family Self-Sufficiency Program Graduates: Leticia Castellanos, Chelsea Sykes
Owner Incentives

Agenda Item No. 6 - Public Comments

Mr. Browning

Agenda Item No. 7 – Construction Contract for the Harbor Hills Irrigation System Upgrade (District 4)

On motion by Commissioner Lloyd, seconded by Commissioner Swett, the following was approved:

Recommend that the Board of Commissioners:

Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and in the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Los Angeles County Development Authority (LACDA) Construction Management Unit for Project number LACDA22-004 Harbor Hills Family Public Housing Development Irrigation System Upgrade.

Award a Contract to Pierre Landscape, Inc., the apparent lowest responsive and responsible bidder, in the amount of \$1,252,044, to replace the irrigation system at the Harbor Hills Family Public Housing Development in Lomita, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$125,204, which represents 10% of the \$1,252,044 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time of the

Project, as applicable; and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,377,248 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2022-2023 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

Agenda Item No. 8 – Commissioner Comments or Suggestions for Future Agenda Items

Commissioner Lloyd requested information regarding the City of Los Angeles' Tenant Anti-Harassment Ordinance and the availability of Veterans Affairs Supportive Housing (VASH) vouchers for children of veterans.

Commissioner Lock recommended sharing information with new Accessory Dwelling Unit (ADU) permittees about the benefits of renting to Housing Choice Voucher participants.

Commissioner Knight requested more information about the National Standards for the Physical Inspection of Real Estate (NSPIRE).

The meeting was adjourned at 12:50 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



August 17, 2022

TO: Housing Advisory Committee

FROM: Medina D. Johnson Jennings, Acting Director
Housing Assistance Division

RE: **FSS PROGRAM UPDATE – JULY 2022**

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	338	As of August 1, 2022 , there were 286 Housing Choice Voucher (HCV) and 52 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	0	(0) FSS participants enrolled for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	4	(4) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	784 278 224 191 176 116 60 0 0 0 0 0	Job Referrals Educational/Vocational/Job Training Work Source/Job Fairs Home Ownership Counseling Credit Repair Financial Literacy Other/Utility/Legal Aid/Covid-19/Child Care Services Computer Training Youth Services LACDA Home Ownership Program Small Business Scholarship
OUTREACH & COMMUNITY EVENT	0	
GRADUATIONS	1	(1) 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



August 17, 2022

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

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT FOR THE ARIZONA & OLYMPIC FAMILY
PUBLIC HOUSING DEVELOPMENT BATHROOM UPGRADES PROJECT PHASE II
(DISTRICT 1)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Imperial Brothers to complete all work involved in the renovations in eighteen first floor bathrooms and two laundry rooms at the Arizona & Olympic Family Public Housing Development located at 1003-1135 South Arizona Avenue in unincorporated East Los Angeles.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and in the record of the Project.
2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Los Angeles County Development Authority (LACDA) Construction Management Unit for Project number LACDA22-032 Arizona & Olympic Family Public Housing Development Bathroom Upgrade Project Phase II.



Administrative Office
700 West Main Street, Alhambra, CA 91801
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Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Sheila Kuehl, Janice Hahn, Kathryn Barger

3. Recommend that the Board of Commissioners award a Contract to Imperial Brothers, the apparent lowest responsive and responsible bidder, in the amount of \$249,820, to renovate the bathrooms and replace the vinyl composite tiles (VCT) in two laundry rooms at the Arizona & Olympic Family Public Housing Development in Los Angeles and authorize the Executive Director or his designee to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$24,982, which represents 10% of the \$249,820 contract amount, for unforeseen project costs.
6. Recommend that the Board of Commissioners authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time of the Project, as applicable; and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.
7. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract and contingency with a total of \$274,802 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA' s approved Fiscal Year 2022-2023 budget.
8. Recommend that the Board of Commissioners determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The approval of the recommended actions will find the proposed Project is exempt from the provisions of CEQA, adopt the plans and specifications for the proposed Project, award and authorize the Executive Director or his designee to execute a Contract for renovation of the bathrooms at the Arizona & Olympic Family Public Housing Development, and determine that the Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences; however, the project must meet the requirements of Section 3.

The Arizona & Olympic Family Public Housing Development consists of 18 two-story dwelling units. The scope of work for this project consists of renovations in 18 first floor bathrooms and two laundry rooms on the first floor Type 'B' units. The contractor is to provide labor and materials to remove, dispose of and replace as specified the existing toilets, cabinets and green-board board behind cabinets, countertops, medicine cabinets, faucets, area lighting, exhaust fans, electrical receptacles and plates, switches and plates, doors, door hardware, bath hardware, mirrors, angle stops, flex supply lines, flooring and cove base.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The LACDA will fund the improvements with \$274,802 in CFP funds allocated by HUD and included in the LACDA's approved Fiscal Year 2022-2023 budget.

A contingency of \$24,982, which represents 10% of the \$249,820 contract amount, is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because of the age of the structures and there are no as-built drawings for the contractor to address any potential issues early in the process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The improvements are being federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program, and the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. The Housing and Community Development Act of 1968, as amended, requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance. This project is exempt from the application of the County's Local Targeted Worker Hire Policy since it will be funded with federal funds which prohibits geographic preferences. However, the construction project bid specifications require that vendors submit a Business Hiring Survey to match qualified public housing residents with available jobs. Residents that are interested in obtaining employment are encouraged to submit an Economic Opportunities Enrollment Form to the LACDA to

identify their past work experience and refer them to job openings. If a potential job match is identified, the vendor's information is provided to the resident and the resident is encouraged to apply.

The LACDA partners with the Los Angeles County Workforce Development, Aging and Community Services (WDACS) to implement a workforce development program at public housing developments located in the 1st, 2nd, 3rd, and 5th Supervisorial Districts. Residents who participate are provided with employment and supportive services through a network of Los Angeles County America's Job Centers of California (AJCC). For 4th Supervisorial District residents, workforce development services are provided at the Carmelitos public housing development through Pacific Gateway and at the Harbor Hills public housing development through the South Bay Workforce Investment Board.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3) (ii), this Project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions.

The proposed Project is categorically exempt from CEQA. The Project is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 and 15302 of the CEQA Guidelines and Classes 1 and 2 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the Project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records. The Project will not adversely affect natural watercourses, wetlands, environmentally sensitive areas, remove scenic resources, remove rare plants, or mature trees. Upon the Board's approval of the proposed Project, the LACDA will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On April 26, 2022, the LACDA initiated an outreach to identify a contractor to complete the work at the subject property. Notices were electronically sent to all licensed contractors identified from the LACDA's vendor list to visit the LACDA's website and download the solicitation package. Advertisements also appeared on the County WebVen and LACDA websites. Nine contractors attended the pre-bid conferences.

On May 24, 2022, four bids were received and formally opened. Imperial Brothers was determined to be the lowest responsive and responsible bidder and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT PROJECT

Approval of the recommended actions will allow for the renovations of the first-floor bathrooms and two laundry rooms; saving water, lowering maintenance within Arizona & Olympic Family Public Housing Development and allow the LACDA to continue providing residents with modest affordable housing.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Emilio Salas".

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

On April 26, 2022, the following outreach was initiated to identify contractors for replacement of the existing deteriorating irrigation system and associated work at the Arizona & Olympic Family Public Housing Development located at 1003-1135 South Arizona Avenue, Los Angeles, CA 90022.

A. Internet Search/ Newspaper Advertising

Announcements were posted on the County WebVen and LACDA websites

B. Distribution of Bid Packages

The LACDA's vendor list was used to email notices to licensed contractors to visit the LACDA's website and download the solicitation package.

C. Pre-Bid Conference and Site Walk

On May 12, 2022, a mandatory pre-bid conference and site walk was conducted. Nine contractors were in attendance.

D. Bid Results

On May 24, 2022, four bids were received and publicly opened via Teams. The bid result was as follows:

<u>Engineers' Estimate</u>	\$249,145.00
<u>Company</u>	<u>Bid Amount</u>
Urban Professional Builders, Inc.	\$344,000.00
Scope Environmental	\$263,348.00
Imperial Brothers	\$249,820.00
BEUSE Inc.	\$268,940.00

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of the contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Arizona & Olympic Family Public Housing Development Bathroom Upgrade Project Phase II
Location: 1003-1135 South Arizona Avenue, Los Angeles, CA 90022
Bid Number: LACDA 22-032
Bid Date: May 24, 2022
Contractor: Imperial Brothers
Services: The scope of work for this project consists of renovations in eighteen (18) first floor bathrooms and two (2) laundry rooms on the first floor Type 'B' units. The contractor is to provide labor and materials to remove, dispose of and replace all fixtures. Bathroom walls are to be patched where necessary, primed and the entire room painted in a semi-gloss finish paint. The laundry rooms will receive new sheet vinyl flooring, thresholds, hot and cold-water valves, GFCI outlets, new combination lights with exhaust fans, paint, and subfloor repair as needed as part of the replacement allowance.

Contract Documents: Instructions to Bidders and General Conditions, Specifications, Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within Two Hundred Twenty (220) calendar days following the required commencement date.

Liquidated Damages: In the event of a breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the LACDA the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The LACDA shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Two Hundred Forty-Nine Thousand Eight Hundred Twenty dollars(\$249,820.00)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: \$24,982



August 17, 2022

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

Dear Commissioners:

**AMENDMENT TO TRASH REMOVAL SERVICES CONTRACT
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of an amendment to the Los Angeles County Development Authority's (LACDA) existing trash removal services contract (Contract) with Arakelian Enterprises DBA, Athens Services (Athens), to increase the annual contract amount by \$400,000, to a total of \$1,030,000 for trash removal services. Athens Services currently provides trash removal services to multiple buildings managed by the LACDA.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that approval of an amendment to the existing Contract is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute an amendment to its Contract with Athens to increase the annual compensation to \$1,030,000, using program funds included in the LACDA's approved Fiscal Year 2022-2023 budget, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute amendments to its Contract for up to two one-year extensions, at the same annual amount not to exceed \$1,030,000,



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using funds to be included in the LACDA's budget approval process and following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 1, 2020, the LACDA awarded a one-year contract to Athens for trash removal services at up to \$630,000 after a competitive solicitation, with the option to extend up to four additional years. The Contract is currently in effect through May 31, 2023. The purpose of this action is to increase the annual compensation by an additional \$400,000 for the remaining terms of the Contract due to the need to comply with state law. In 2016, the State of California passed Senate Bill (SB) 1383, California's Short-Lived Climate Pollutant Reduction Strategy, aimed at reducing methane and other greenhouse gas emissions statewide. The bill established targets to meet by 2025, by which time all jurisdictions are to implement regulations to achieve compliance.

In order to comply with SB 1383, the LACDA will need to include organic waste removal services with Athens for its public housing developments throughout the County of Los Angeles. The Contract with Athens will need to be amended to include these additional services for the additional cost of up to \$400,000 for the remaining terms of this Contract.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The additional annual compensation of up to \$400,000 for a total amount not to exceed \$1,030,000 will be comprised of program funds included in the LACDA's approved Fiscal Year 2022-2023 budget and future budgets as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The LACDA's current Contract with Athens provides a complete trash removal service by furnishing two trash bins, one for recycling and one for all other trash. Although, the needs of the public housing developments are currently met, the current Contract authority is only sufficient to cover existing services and small as-needed requests. Compliance with SB 1383 requires that the LACDA establishes a new service for organic waste removal. The addition of such service will permit the LACDA to provide all necessary services per state requirements. The new service will be added to 38 public housing developments, which require roughly 137 organic waste trash bins. While the frequency of service will depend on the individual needs of each housing development and the level of organic waste disposal, the minimum needs of LACDA properties require a service frequency of two to three days. This required service has an estimated cost \$170,000 to \$257,000, with costs increasing as service levels and frequencies are increased.

Therefore, increasing the contract authority by \$400,000 will facilitate the LACDA's transition in providing organic waste services at the public housing developments. While remaining efficient, effective, and flexible to comply with SB 1383 and meeting the needs of each housing development. The LACDA will accompany the organic waste service rollout with educational materials to ensure that residents are made aware of new organic waste requirements.

This Contract will continue to primarily be federally funded and is not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Greater Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Arakelian Enterprises DBA, Athens Services, will continue to comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

The proposed amendment 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 it involves activities that will not have a physical impact on, or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT SERVICES

Approval of the proposed contract amendment will allow the LACDA to implement new organic waste trash removal services in compliance with SB 1383. Trash removal services are essential to maintenance, safety, and upkeep of LACDA properties.

Respectfully submitted,



EMILIO SALAS
Executive Director