



AGENDA

FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, APRIL 17, 2024, 12:00 PM

Primary location:
LACDA Headquarters
700 West Main Street
Alhambra, California 91801

Alternate location (teleconference only):
West Hollywood Library
Study Room C
652 N San Vicente Blvd
West Hollywood, California 90069

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**

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



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, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

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

Regular Meeting of March 20, 2024

4. **Report of the Executive Director**

5. **Presentations**

Centro de Niños disposition

Action Plan for Fiscal Year 2024-2025

Annual Budget for Fiscal Year 2024-2025

6. **Public Comments**

Regular Agenda

7. **Fiscal Year 2024-2025 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 \$1,095,380,200 FY 2024-2025 Budget.

Instruct the Executive Director to implement the LACDA's FY 2024-2025 Budget and take all related actions for this purpose, including execution of all required documents.

Find that the approval of the LACDA's FY 2024-2025 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 designee to execute funding agreements or amendments to any existing funding agreements with the County of Los Angeles (County) and all required documents necessary to accept \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Policing Program (CPP), \$425,000 for South County Public Housing Scattered Sites, \$11,043,000 for Measure H (Homeless Prevention Initiative), and \$216,000 for the Homeless Coordinator and ancillary services.

Authorize the Executive Director or 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 \$661,064 for the Juvenile Justice Crime Prevention Act (JJCPA).

Adopt and instruct the Chair to sign the Public Housing Agency (PHA) Board Resolution approving the operating budget and certifying submission of the LACDA's FY 2024-2025 Budget to the United States Department of Housing and Urban Development (HUD).

8. Contracts for Furniture and Appliance with Installation Services (All Districts)

Recommend that the Board of Commissioners:

Authorize the Executive Director or designee to execute two one-year Contracts for furniture and appliance with installation services with Paramount Mattress, Inc., and Best Home Furniture, using up to \$1,000,000 in program funds included in the LACDA's Fiscal Year 2023-2024 approved budget and 2024-2025 proposed budget, to be effective following approval as to form by County Counsel and execution of all parties.

Authorize the Executive Director or designee to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual compensation of \$1,000,000 to be shared between the two Contracts, using funds to be included in the LACDA's annual budget approval process.

Authorize the Executive Director or designee to amend the Contracts to modify the Statement of Work, add services as needed for unforeseen needs, and update provisions of the Contract.

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

Find that approval of Contracts to provide furniture and appliance with installation services is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in the Board letter and the record of the project.

9. Contracts for Plumbing Services (All Districts)

Recommend that the Board of Commissioners:

Authorize the Executive Director or designee to execute two one-year Contracts for plumbing services (Contracts) with Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc., using a shared amount of up to \$2,200,000 in program funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget, to be effective following approval as to form by County Counsel and execution by all parties.

Authorize the Executive Director or designee to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual shared compensation of \$2,200,000, using funds to be included in the LACDA's annual budget approval process.

Authorize the Executive Director or designee to amend the Contracts to modify the Statement of Work, add services, and increase the annual shared compensation by up to \$220,000 (10%) per year as needed for unforeseen costs.

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

Find that approval of Contracts to provide plumbing services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

10. 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, March 20, 2024

The meeting was convened at LACDA headquarters, located at 700 West Main Street in Alhambra, California.

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

The meeting was called to order by Commissioner Brooks at 12:08 p.m.

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

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

On motion by Commissioner Myers, seconded by Commissioner Lock, the minutes of the Regular Meeting of February 21, 2024 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Executive Director Emilio Salas provided an update on federal legislation. He reported that after four Continuing Resolutions, Congress finally passed a Fiscal Year 2024 budget that was signed by the President earlier in March 2024. Overall HUD funds were \$70 billion, a cut of \$2 billion from the prior year. Public Housing was funded at \$8.8 billion, a \$296 million increase over the prior year. The Capital Fund Program was funded at \$3.2 billion, the same as the prior two years, representing a de facto cut when accounting for the increase costs for construction and materials. The Operating Fund was funded at \$5.4 billion, approximately \$300 million over the prior fiscal year.

For Section 8, the budget includes \$32.3 billion for Tenant Based Rental Assistance, an increase of \$2.1 billion over the prior fiscal year. Administrative Fees were reduced from \$2.778 billion to \$2.771 billion. This pays for vehicles, inspectors, staff salaries, and day-to-day operations of the Section 8 program. These fees have been stretched as the

LACDA serves more of the formerly unhoused population through our homeless preference, and we require more staff to handle the same number of vouchers.

Emilio also reported on the federal budget for non-housing programs that the LACDA administers, including the Community Development Block Grant (CDBG), which received flat funding at \$3.3 billion, and the HOME Investment Partnerships Program, which was reduced to \$1.25 billion from \$1.5 billion in the prior year.

Emilio also reported that the President recently released his proposed budget for Fiscal Year 2025. This marks the kickoff for congressional budget negotiations. Emilio emphasized the need for advocacy and the timeliness of the upcoming visits to Washington, DC by Housing Advisory Committee members and LACDA staff. He outlined three priorities for advocacy: 1) Increasing the cap on Project-Based Vouchers (PBVs), which we attach to affordable housing developments to make them financially viable over the long term, and is one of the best tools to produce new affordable housing; 2) Disallowing income from Guaranteed Income Programs so that public housing residents and Section 8 participants are not disincentivized from participating in these programs for fear of increasing their rent payments; and 3) Giving HUD the authority to reallocate unused budget authority and vouchers between jurisdictions in order to maximize these resources by sending them to jurisdictions like the LACDA that can use them.

Emilio reported that HUD Secretary Marcia Fudge recently resigned, and Adrienne Todman was appointed as Acting Secretary. Todman was the former head of the National Association of Housing and Redevelopment Officials (NAHRO).

Emilio provided an update on the LACDA's public housing rental arrearages. We are hopeful that the Board of Supervisors may be able to clear some arrearages through use of American Rescue Plan Act funds but would need to work with residents to ensure they continue to pay rent going forward.

Emilio reported that the LACDA's Section 8 program is projected to be out of shortfall this year, which will allow us to lease up new households at a steady pace until the end of 2024.

Emilio also reported that HUD recently released guidance that would allow the LACDA to self-refer veteran clients for the Veterans Affairs Supportive Housing (VASH) program, rather than relying on referrals from the Department of Veterans Affairs, which have not been sufficient to fully lease up our VASH vouchers. The LACDA is currently evaluating the feasibility of this option to increase VASH lease-up, as it comes with no additional funding and would require the LACDA to provide case management for the first six months.

Finally, Emilio provided an update on the purge of the Public Housing and Section 8 waiting lists. For Public Housing, the list was reduced from 21,979 to 4,273, which means we will be able to reopen the waiting list soon. For Section 8, the list was reduced from 32,486 to 4,830. Due to the Section 8 homeless preference, we will not be able to reopen

the Section 8 list yet. Emilio shared a story of correspondence he received during the waiting list purge process, highlighting the impacts of the long waits on low-income seniors and families, and the need for additional resources.

Agenda Item No. 5 - Presentations

Family Self-Sufficiency Graduate

Housing Success Story and Client Testimony

Annual Plan and Housing Opportunity Through Modernization Act (HOTMA)

Agenda Item No. 6 – Public Comments

None

Agenda Item No. 7 – Approve the Annual Plan for the Los Angeles County Development Authority (All Districts)

On motion by Commissioner Myers, seconded by Commissioner Canoy, the following was approved:

Recommend that the Board of Commissioners:

Find that approval of the Annual Plan is not subject to the provisions of the California Environmental Quality Act (CEQA), because it 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 Los Angeles County Development Authority's (LACDA) program goals, major policies, and financial resources, including 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 a Resolution approving the Annual Plan for submission to HUD and authorize the Executive Director or his designee to take all actions required for the implementation of the Annual Plan.

Authorize the Executive Director or his designee to execute all documents required to receive HUD-allocated CFP funds in the amount of approximately \$9,000,000.

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, 2024.

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

The meeting was adjourned at 1:49 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Emilio Salas", written in a cursive style.

EMILIO SALAS
Executive Director
Secretary-Treasurer



April 17, 2024

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

RE: **FSS PROGRAM UPDATE –MARCH 1, 2024**

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	332	As of April 1, 2024 , there were 297 Housing Choice Voucher (HCV) and 35 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	4	(3) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
CONTRACTS EXPIRED	3	(2) FSS contracts expired for Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	862 495 261 211 259 295 59 72 5 57 0 4	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Financial Literacy Home Ownership Counseling Credit Repair Other/Utility/Legal Aid Covid-19/Childcare Services Computer Training Small Business Youth Services IDA Free Tax Prep Pop-up Sites
OUTREACH & COMMUNITY EVENT	4	Owner Engagement Hour, Harbor Hills Community Meeting, FSS Program Orientation, Southeast LA AJCC LAP3 Partner Meeting
GRADUATIONS	4	(4) 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

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 Window Replacement	108	THOMASVILLE CONSTRUCTION, INC.	\$2,656,408.31	\$2,656,408.31	0%	\$757,076.38	29%	Construction
1st	Francisquito Villa Kitchen Rehab	146	HARRY H JOH CONSTRUCTION INC	\$1,664,834.31	\$1,664,834.31	0%	\$1,581,592.58	95%	Construction
1st	Herbert ADA Kitchens & CA Upgrades	160	PUB CONSTRUCTION INC.	\$766,239.21	\$766,239.21	0%	\$170,293.14	22%	Construction
1st	Simmons Stairs Replacement	175	HARRY H JOH CONSTRUCTION INC	\$67,141.87	\$67,141.87	0%	\$63,784.78	95%	Construction
1st	Arizona & Olympic Bathroom Upgrades - Phase II	140	IMPERIAL BROTHERS	\$249,820.00	\$249,820.00	0%	\$220,629.53	88%	Construction
1st	East County Senior Patio Furniture/Shade Structure Project	189	THOMASVILLE CONSTRUCTION, INC.	\$149,898.93	\$149,898.93	0%	\$142,051.37	95%	Construction
1st	East County Senior Patio Furniture/Shade Structure Project	189	THOMASVILLE CONSTRUCTION, INC.	\$185,881.52	\$185,881.52	0%	\$183,092.50	98%	Construction
1st	East County Senior Exterior Painting	233	HARRY H JOH CONSTRUCTION INC	\$26,587.58	\$26,587.58	0%	\$26,587.58	100%	Construction
1st	East County Senior Exterior Painting	233	HARRY H JOH CONSTRUCTION INC	\$152,655.52	\$152,655.52	0%	\$152,655.52	100%	Construction
1st	East County Senior Exterior Painting	233	HARRY H JOH CONSTRUCTION INC	\$316,851.16	\$316,851.16	0%	\$301,008.60	95%	Construction
1st	Herbert Apartment Site Drainage Upgrades	248	PUB CONSTRUCTION INC.	\$3,843.93	\$3,843.93	0%	\$3,843.93	100%	Construction
1st	Herbert Apartment Site Drainage Upgrades	248	PUB CONSTRUCTION INC.	\$37,190.13	\$37,190.13	0%	\$37,190.13	100%	Construction
1st	Herbert Apartment Site Drainage Upgrades	248	PUB CONSTRUCTION INC.	\$57,801.15	\$57,801.15	0%	\$57,801.15	100%	Construction
1st	Francisquito Villa Unit Flooring Upgrades	234	HARRY H JOH CONSTRUCTION INC	\$795,011.14	\$795,011.14	0%	\$755,260.59	95%	Construction
1st	Arizona/Olympic Unit Flooring Upgrade	235	HARRY H JOH CONSTRUCTION INC	\$341,329.55	\$341,329.55	0%	\$291,836.78	86%	Construction
2nd	SSS Vacant Unit Rehab (Budlong)	225	HARRY H JOH CONSTRUCTION INC	\$4,036.18	\$4,036.18	0%	\$4,036.18	100%	Bid Review
2nd	SSS Vacant Unit Rehab (Budlong)	225	HARRY H JOH CONSTRUCTION INC	\$74,014.17	\$74,014.17	0%	\$74,014.17	100%	Bid Review

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
2nd	107th Street ADA Unit Upgrades	152	HARRY H JOH CONSTRUCTION INC	\$243,011.19	\$243,011.19	0%	\$230,860.63	95%	Construction
2nd	107th Street ADA Upgrade Project	212	HARRY H JOH CONSTRUCTION INC	\$750,107.95	\$750,107.95	0%	\$712,602.54	95%	Construction
2nd	SSS Bathroom Rehab (5 Sites)	211	HARRY H JOH CONSTRUCTION INC	\$959,218.96	\$959,218.96	0%	\$178,844.34	19%	Construction
2nd	SSS Exterior Stair Repairs	72	THOMASVILLE CONSTRUCTION, INC.	\$9,008.10	\$9,008.10	0%	\$9,008.10	100%	Construction
2nd	SSS Exterior Stair Repairs	72	THOMASVILLE CONSTRUCTION, INC.	\$101,540.17	\$101,540.17	0%	\$14,469.48	14%	Construction
2nd	SSS Exterior Stair Repairs	72	THOMASVILLE CONSTRUCTION, INC.	\$410,226.35	\$410,226.35	0%	\$97,428.76	24%	Construction
3rd	Marina Manor Kitchen Rehab	127	IDS GROUP INC	\$16,503.00	\$16,503.00	0%		0%	Permitting
3rd	West County Senior Bathroom Rehabs	162	THOMASVILLE CONSTRUCTION, INC.	\$22,968.43	\$22,968.43	0%	\$21,820.01	95%	Construction
3rd	West County Senior Bathroom Rehabs	162	THOMASVILLE CONSTRUCTION, INC.	\$44,084.97	\$44,084.97	0%		0%	Construction
3rd	West County Senior Bathroom Rehabs	162	THOMASVILLE CONSTRUCTION, INC.	\$94,747.62	\$94,747.62	0%	\$93,539.61	99%	Construction
3rd	Palm Apartments Unit Window & Slider Replacements	197	HARRY H JOH CONSTRUCTION INC	\$931,042.33	\$931,042.33	0%	\$884,490.21	95%	Construction
4th	Carmelitos Playground Repairs	216	HARRY H JOH CONSTRUCTION INC	\$58,587.21	\$58,587.21	0%	\$52,997.85	90%	Permitting
4th	Carmelitos Playground Repairs	216	HARRY H JOH CONSTRUCTION INC	\$146,937.81	\$146,937.81	0%	\$132,611.37	90%	Permitting
4th	Carmelitos Playground Repairs	216	HARRY H JOH CONSTRUCTION INC	\$524,183.77	\$524,183.77	0%	\$81,124.74	15%	Permitting
4th	Carmelitos Teen Tech Center (YMCA/BB)	260	HARRY H JOH CONSTRUCTION INC	\$227,791.29	\$227,791.29	0%	\$206,116.29	90%	Construction
4th	Harbor Hills Playground Upgrades	265	HARRY H JOH CONSTRUCTION INC	\$79,857.54	\$79,857.54	0%	\$73,204.66	92%	Plan Development
4th	Carmelitos Exhaust Fan Installation	173	HARRY H JOH CONSTRUCTION INC	\$1,396,377.12	\$1,396,377.12	0%	\$473,538.93	34%	Construction

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	Harbor Hills Unit Flooring Replacement	61	PUB CONSTRUCTION INC.	\$1,136.35	\$1,136.35	0%	\$1,136.35	100%	Bid Review
4th	Harbor Hills Unit Flooring Replacement	61	PUB CONSTRUCTION INC.	\$55,105.28	\$55,105.28	0%	\$55,105.28	100%	Bid Review
4th	Carmelitos Valve Replacement	242	HARRY H JOH CONSTRUCTION INC	\$10,159.79	\$10,159.79	0%	\$10,159.79	100%	Construction
4th	Carmelitos Valve Replacement	242	PUB CONSTRUCTION INC.	\$1,877.33	\$1,877.33	0%	\$1,877.33	100%	Construction
4th	Carmelitos Valve Replacement	242	PUB CONSTRUCTION INC.	\$94,496.98	\$94,496.98	0%		0%	Construction
5th	Lancaster Homes Unit Flooring Replacement	241	HARRY H JOH CONSTRUCTION INC	\$1,166,756.61	\$1,166,756.61	0%	\$831,314.09	71%	Construction
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$10,296.00	\$10,296.00	0%	\$10,296.00	100%	Construction
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$92,136.58	\$92,136.58	0%	\$52,084.02	57%	Construction
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$152,403.48	\$152,403.48	0%	\$152,172.66	100%	Construction
Totals:				\$15,150,106.87	\$15,150,106.87	0%	\$9,199,557.95		



April 17, 2024

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

Dear Commissioners:

**FISCAL YEAR 2024-2025 BUDGET OF THE LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of the Fiscal Year (FY) 2024-2025 recommended Budget of the Los Angeles County Development Authority (LACDA). The FY 2024-2025 Budget totals \$1,095,380,200, an increase of \$132,454,500 or 14% over the final approved FY 2023-2024 Budget of \$962,925,700.

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 \$1,095,380,200 FY 2024-2025 Budget.
2. Recommend that the Board of Commissioners instruct the Executive Director, or designee, to implement the LACDA's FY 2024-2025 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 2024-2025 Budget is not subject to the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.



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

4. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute funding agreements or amendments to any existing funding agreements with the County of Los Angeles (County) and all required documents necessary to accept \$475,000 for the Cooperative Extension Program, \$1,007,000 for the Community Policing Program (CPP), \$425,000 for South County Public Housing Scattered Sites, \$11,043,000 for Measure H (Homeless Prevention Initiative), and \$216,000 for the Homeless Coordinator and ancillary services.
5. Recommend that the Board of Commissioners authorize the Executive Director or 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 \$661,064 for the Juvenile Justice Crime Prevention Act (JJCPA).
6. Recommend that the Board of Commissioners adopt and instruct the Chair to sign the Public Housing Agency (PHA) Board Resolution (Attachment B) approving the operating budget and certifying submission of the LACDA's FY 2024-2025 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 2024-2025 appropriation authority for LACDA operations and activities.

On March 3, 2024, a final Federal Fiscal Year (FFY) 2024 Transportation, Housing and Urban Development spending bill was released that provides a substantial increase in funding for affordable housing and homeless programs. The final spending bill provides HUD programs with an extra \$8.3 billion compared to FFY 2023; the LACDA anticipates this funding increase will have a positive impact on the LACDA's budget, however, the exact allotment will not be known until HUD releases the final allocation and proration levels. The LACDA continues to support COVID-19 related efforts and implement programs that are in line with the County's Strategic Plan. With a strong financial footing, the LACDA remains dedicated to serving the residents and businesses of Los Angeles County.

The recommended FY 2024-2025 Budget of the LACDA totals \$1,095,380,200, an increase of 14% over the final approved FY 2023-2024 Budget of \$962,925,700. The increase is primarily attributed to the increases in Housing Assistance funding for Housing Choice Voucher (HCV) and Continuum of Care (COC) landlord payments; capital improvements at our Housing Operations sites; HOME American Rescue Plan and Affordable Housing Development programs to reduce homelessness and increase housing stability; Community Care Expansion (CCE) for the rehabilitation and preservation of existing Adult Residential Care Facilities and Residential Care Facilities

for the Elderly; and Permanent Local Housing Allocation (PLHA) for unmet housing needs in local communities. The increase is offset by a decrease in Measure H, Economic Development Administration grants, and Section 108 loans.

FISCAL IMPACT/FINANCING

The FY 2024-2025 Budget includes \$212 million in County funds consisting of the following: Affordable Housing Trust Fund (AHTF), funding from County Departments, Capital Projects at the public housing sites, Measure H, and Other Countywide Initiatives.

BUDGET OVERVIEW:

The total FY 2024-2025 Budget of \$1,095,380,200 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, persons with disabilities, and veterans. Local revenue sources include County funds, public housing rental income, and other grants received in support of housing activities.

HUD funds are budgeted at \$742.7 million. The majority of HUD funds consist of \$610.5 million in various housing assistance programs such as HCV, Emergency Housing Vouchers, COC, Veterans Affairs Supportive Housing, and Mainstream vouchers. The funding is used to administer a monthly total of over 30,000 in rental subsidies for eligible individuals and families, seniors, veterans, and persons with disabilities living in unincorporated Los Angeles County and participating cities. The FY 2024-2025 Budget includes \$59.4 million in Public Housing and Modernization funding to manage and maintain 3,229 public and affordable housing units; \$32.5 million in Community Development Block Grant (CDBG) funding to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons; \$12.5 million in HOME funding to increase homeownership and affordable housing opportunities for low- and very low-income households; \$21.9 million in CARES Act and American Rescue Plan (ARP) funds to provide fast and direct economic aid to the American people negatively impacted by the COVID-19 pandemic; \$3.2 million in Emergency Solutions Grants (ESG) funding to assist individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness; and lastly \$2.7 million for lead-based paint remediation for multifamily properties.

County funds are budgeted at \$212 million. The County funds consist of \$84.5 million in AHTF for the development of affordable housing units and housing preservation; \$31.5 million in Lead-Based Paint Mitigation funds to support lead-based paint mitigation activities; \$25.7 million in BFH funding to reduce the number of families experiencing or at risk of homelessness; \$21.4 million for the CCE Program; \$18.7 million in County ARP-enabled funding to create new affordable housing units for populations that are affected by the COVID-19 pandemic; \$11 million in Measure H to provide monetary incentives to

property owners to rent their available units to LACDA voucher holders; \$2.1 million in County funds for the Public Housing Resident Services programs; \$1.7 million in Capital Projects funding to complete Renovate business façade improvements; and the remaining County funds to support other Countywide initiatives.

State funds are budgeted at \$115.7 million. The State funds consist of \$86.4 million in No Place Like Home (NPLH) funding for affordable housing development; \$27.8 million in PLHA funding to address unmet housing needs in local communities; and the remaining funding is from the Department of Housing and Community Development to provide rental subsidies for Rental Housing Construction Program.

Other funds are budgeted at \$25 million. The majority of other funds consist of \$5.9 million in CARES Act and ARP funding through the Treasury Department to support emergency rental assistance and business relief programs; \$5.8 million in Federal Aviation Administration funding providing 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; \$4.5 million in LACDA General Fund to assist various general activities across the LACDA; \$3.4 million in Traffic Administration Services funding to provide Los Angeles Superior Court support in processing and receiving traffic citations, real-time assistance in resolving complaints, and independent monitoring of the Community Service Referral Agencies industry to help improve program reliability and accountability; \$1.7 million in U.S. Department of Commerce's Economic Development Administration funding to create and retain jobs by providing grants to eligible businesses; and the remaining funding is used to support other program initiatives by the LACDA.

The LACDA Budget includes 709 positions, an increase of 16 positions from the FY 2023-2024 adopted budget. The 16 new positions are necessary to support newly mandated HUD programs and support increase voucher allocation.

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 2024-2025 marks the 23rd year that the LACDA will submit a Capital Budget that details carryover and future projects. The FY 2024-2025 operating budget includes \$24 million in capital budget for 32 projects.

On June 4, 2024, the Board of Supervisors is considering the FY 2024-2025 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 2024-2025 Budget (Attachment A) 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 (Attachment B) 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 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.

We are recommending the Board authorize the Executive Director, or designee, to execute and/or amend funding agreements with the County for the following:

- \$475,000,000 for the Cooperative Extension Program for direct and indirect support towards the offering of educational programs to residents in the Los Angeles County area.
- \$1,007,000 for CPP in public housing sites throughout the County to help pay for existing deputies and officers.
- \$425,000 for the South County Public Housing Scattered Sites operational costs.
- \$11,043,000 for the Measure H Program to offer monetary incentives to encourage landlords to rent their available units to homeless Section 8 voucher holders.
- \$216,000 for the Homeless Coordinator position and ancillary services.

We are recommending the Board authorize the Executive Director, or designee, to execute an MOU with the County for the JJCPA program to implement effective programs aimed at reducing crime and delinquency among at-risk youth and youthful offenders. These programs focus on prevention and intervention strategies to address juvenile delinquency and promote positive outcomes for young individuals.

ENVIRONMENTAL DOCUMENTATION

Approval of the LACDA's FY 2024-2025 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 2024-2025 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 blue ink, appearing to read "Emilio Salas".

EMILIO SALAS
Executive Director

ES:MF:sla

Enclosures

ATTACHMENT A

RESOLUTION APPROVING THE FISCAL YEAR 2024-2025
BUDGET OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

WHEREAS, the Board of Commissioners of the Los Angeles County Development Authority has received the Annual Budget for Fiscal Year 2024-2025 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; and

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 annual budgeted revenues and appropriations for Fiscal Year 2024-2025, as set forth in the Annual Budget for the Los Angeles County Development Authority:

Estimated Funding	<u>\$1,095,380,200</u>
Expenditure and Reserve Appropriations:	<u>\$1,095,380,200</u>

3. 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
_____, 2024.

ATTEST:

FESIA A. DAVENPORT
Executive Officer-Clerk of the
Board of Commissioners

LINDSEY HORVATH
Chair, Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

DAWYN R. HARRISON
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:PHA Code:

PHA Fiscal Year Beginning: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:
- 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:
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April 17, 2024

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

Dear Commissioners:

**APPROVE CONTRACTS FOR FURNITURE AND APPLIANCE WITH INSTALLATION SERVICES
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of two Contracts for the purpose of providing furniture and appliance with installation services to participants who reside in rental units throughout Los Angeles County as part of the Homeless Incentive Program (HIP) administered by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute two one-year Contracts for furniture and appliance with installation services with Paramount Mattress, Inc., and Best Home Furniture, using up to \$1,000,000 in program funds included in the LACDA's Fiscal Year 2023-2024 approved budget and 2024-2025 proposed budget, to be effective following approval as to form by County Counsel and execution of all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual compensation of \$1,000,000 to be shared between the two Contracts, using funds to be included in the LACDA's annual budget approval process.



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, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

3. Recommend that the Board of Commissioners authorize the Executive Director or designee to amend the Contracts to modify the Statement of Work, add services as needed for unforeseen needs, and update provisions of the Contract.
4. Recommend that the Board of Commissioners authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the Contracts, to terminate either Contract for convenience.
5. Recommend that the Board of Commissioners find that approval of Contracts to provide furniture and appliance with installation services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the Executive Director to execute contracts with Paramount Mattress, Inc., and Best Home Furniture in the aggregate amount of \$1,000,000 for furniture and appliance with installation services. HIP offers monetary incentives to encourage landlords to rent their available units to LACDA homeless Section 8 voucher holders. Funding for the program comes as part of the Homeless Prevention Initiative supported by Measure H.

In administering HIP, the LACDA has determined that furniture assistance is vital to successfully housing formerly homeless individuals and families in rental units. This includes appliances, which are required for a unit to pass a housing quality inspection. Most of the individuals and families leasing rental units are classified as homeless and have little to no income with which to purchase a stove, refrigerator, or bed for themselves.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund. The services will continue to be funded through existing designated sources from Measure H funding.

The cost for the first year of services will be up to \$1,000,000 shared between the two Contracts, using funds included in the LACDA's Fiscal Year 2023-2024 approved budget and the Fiscal Year 2024-2025 proposed budget.

If extended, the cost of the second through the fifth year of the Contracts will remain at the same annual amount of up to \$1,000,000 shared between the two Contracts, using program funds included in the LACDA's annual budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed services are County funded and are 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. Section 3 of the Housing and Community Development Act of 1968, however, is not required.

The Contracts have been approved to form by County Counsel and will be effective following Board approval and execution by all parties.

ENVIRONMENTAL DOCUMENTATION

The proposed action is categorically excluded from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves operating costs that will not have a physical impact on or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to State CEQA Guideline 15301 because it involves activities that do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

On February 9, 2024, an Invitation for Bids (IFB), Furniture & Appliance with Installation Services, with Solicitation Number LACDA23-158, was conducted to identify contractors to provide furniture & appliance with installation services to the LACDA on an as needed basis. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On February 28, 2024, five bids were received by the submission deadline for furniture & appliance with installation services. An evaluation of the minimum requirements and references was conducted. The two lowest most responsive and responsible bidders are being recommended for the Contract awards. The Summary of Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT PROJECT SERVICES

The proposed contracts will provide furniture acquisition services, on an as needed basis for LACDA's participants placed in rental units through HIP.

Respectfully submitted,



EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Furniture & Appliance with Installation Services

On February 9, 2024, the following outreach was initiated to identify furniture & appliance with installation contractors for LACDA.

A. Announcement

The solicitation Notice was posted on the County's WebVen and on LACDA's website.

B. Distribution of Notices

LACDA vendor list was used to issue the Invitation for Bids (IFB) email notices to 74 vendors. The solicitation package was downloaded 29 times.

C. Proposal Results

On February 28, 2024, five bids were received. The second and fourth lowest bidders were determined to be responsive and responsible and are being recommended for Contract awarded. The first and third lowest bidders were determined to be non-responsive due to not providing the required documents. The total annual Contract amount is based on participant needs and therefore the use will be on an as-needed basis. The Bid Sheet results are as follows:

<u>Contractor</u>	<u>Bidder Amount</u>
Simple Discount Furniture, LLC*	\$ 2,844.00
Paramount Mattress, LLC	\$ 2,897.00
Nu-Way Mattress Corp.*	\$ 2,943.00
Best Home Furniture	\$ 3,334.00
Buena Vista Furniture	\$ 4,079.00

*These two bidders were determined to be non-responsive.

D. Minority Business Enterprise - Selected Firms

Names	Ownership/Certification	Employees
Paramount Mattress, LLC	Minority Owned	Total: 10
Best Home Furniture	Minority Owned	Total: 1

The LACDA conducts ongoing outreach to encourage participation by minority and women in the contract award process, including providing information at local and national conferences, expos, and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

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



April 17, 2024

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

Dear Commissioners:

**APPROVE CONTRACTS FOR PLUMBING SERVICES
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of two Contracts with Windol Orr dba No Worries Plumbing, and Pipe Pros Plumbing, Inc., to provide plumbing services to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute two one-year Contracts for plumbing services (Contracts) with Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc., using a shared amount of up to \$2,200,000 in program funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget, to be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual shared compensation of \$2,200,000, using funds to be included in the LACDA's annual budget approval process.



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, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

3. Recommend that the Board of Commissioners authorize the Executive Director or designee to amend the Contracts to modify the Statement of Work, add services, and increase the annual shared compensation by up to \$220,000 (10%) per year as needed for unforeseen costs.
4. Recommend that the Board of Commissioners authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the Contracts, to terminate either Contract for convenience.
5. Recommend that the Board of Commissioners find that approval of Contracts to provide plumbing services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to approve two Contracts for plumbing services for various public and affordable housing developments and administrative sites managed by the LACDA. These services will provide the LACDA with complete residential and commercial plumbing services on an as-needed basis for both residential public housing developments and administrative properties. Plumbing services will include emergency services to adequately address plumbing maintenance and compliance.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The cost for the first year of service will be up to \$2,200,000 using funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget.

If extended, the cost of the second through the fifth year of the Contracts will remain at the same annual amount of up to \$2,200,000 using program funds included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of \$220,000 per year, is also being set for any additional needed plumbing services. If both Contracts are fully extended, the total Contract and contingency amount for all five years will be \$12,100,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These Contracts will primarily be federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los

Angeles. Instead, Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc., will 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 action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact on, or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to section 15301 of the State CEQA Guidelines because it involves activities that do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

On December 29, 2023, an Invitation for Bids (IFB), Plumbing Services, Solicitation Number LACDA23-159, was conducted to identify contractors to provide plumbing services to the LACDA. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On January 16, 2024, a pre-bid meeting was held with two participating contractors attending. On January 25, 2024, two bids were received by the submission deadline. Both bids were determined responsive and responsible bidders and are being recommended for the Contract Awards. The Summary of Outreach Activities is provided in Attachment A.

IMPACT ON CURRENT PROJECT SERVICES

Approval of the proposed Contracts will provide the LACDA with plumbing services necessary to maintain LACDA properties. These plumbing services will facilitate as needed and emergency plumbing maintenance throughout the properties to maintain safe conditions for residents and staff.

Respectfully submitted,



EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Plumbing Services

On December 29, 2023, the following outreach was initiated to identify Plumbing Services Contractors for the LACDA.

A. Announcement

An announcement was posted on the County's WebVen and on the LACDA's websites.

B. Distribution of Notices

The LACDA's vendor list was used to e-mail notices to 246 plumbing services contractors to visit the LACDA's website and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA website. As a result of the outreach, 45 IFB packages were downloaded from the LACDA website.

C. Bid Results

On January 25, 2024, two (2) bids were received. Bidders were required to provide bids based on providing complete residential and commercial plumbing services on an as needed basis for both public housing developments and administrative properties. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status. Windol Orr dba No Worries Plumbing and Pipe Pros Plumbing, Inc. were determined to be the lowest responsive and responsible bidders and are being recommended for the Contract awards.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Windol Orr dba No Worries Plumbing	Minority	Total: 3
Pipe Pros Plumbing, Inc.	Non-Minority	Total: 14

E. Minority/Women Participation – Firms Not Selected

N/A

The LACDA conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

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