



# AGENDA

FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE  
WEDNESDAY, JANUARY 27, 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 December 16, 2020

4. **Report of the Executive Director**

5. **Presentations**

Veterans Affairs Supportive Housing (VASH) Program Update  
Community Policing Program Update



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

6. **Public Comments**

7. **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](mailto:nick.teske@lacda.org).

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

Wednesday, December 16, 2020.

The meeting was convened via teleconference.

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

The meeting was called to order by Commissioner Brooks at 12:06 p.m.

<b><u>Roll Call</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
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 Lerch, with Commissioners Myers and Suzuki abstaining, the minutes of the Regular Meeting of November 18, 2020 were approved as presented.

**Agenda Item No. 4 – Report of the Executive Director**

Tracie Mann, Director of Housing Assistance, reported that in our most recent Notice of Funding Availability (NOFA) the LACDA received over 800 requests for Section 8 Project-Based Vouchers, with 600 available. This is the first time that demand has exceeded the vouchers made available.

Tracie reported that nine of the ten Project Homekey properties have closed, with the tenth scheduled to close escrow on December 17, 2020. The LACDA is providing relocation assistance as needed for some families residing at the sites prior to closing.

Tracie provided an update on the COVID-19 Rent Relief Program. The LACDA is on track to spend approximately \$30 million of the \$110 million allocated for the program by December 30, 2020. Any remaining unspent CARES Act funds will be converted to Net County Cost, to allow the LACDA to continue expending funds into 2021.

Tracie reported on the County’s plan to distribute COVID-19 vaccines, with health care workers receiving priority, followed by long-term care facilities, mental health facilities,

substance abuse facilities, and then essential workers. The County estimates vaccine availability for the general public beginning in March or April 2021.

Finally, Tracie reported that the Board of Supervisors would be appointing Emilio Salas to the position of Executive Director the LACDA effective January 5, 2021.

**Agenda Item No. 5 - Presentations**

None

**Agenda Item No. 6 - Public Comments**

None

**Agenda Item No. 7 - Approve a Supplemental Law Enforcement Services Intergovernmental Agreement with the City of Long Beach (District 4)**

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

Recommend that the Board of Commissioners take the following actions:

Approve and authorize the Acting Executive Director or his designee to execute and if necessary, terminate an Intergovernmental Agreement (Agreement) with the City of Long Beach, acting by and through the Long Beach Police Department (LBPd), to provide supplemental law enforcement services at the Carmelitos public housing development effective January 1, 2021 through June 30, 2025, at a total amount not to exceed \$2,591,325.

For the period of January 1, 2021 through June 30, 2021, authorize the Acting Executive Director to use up to \$239,266, consisting of \$143,560 in Conventional Public Housing Program funds and \$95,706 in County General Funds previously transferred to the LACDA and included in the LACDA's approved Fiscal Year (FY) 2020-2021 budget for this purpose.

For FY 2021-2022, authorize the Acting Executive Director to use up to \$506,800 for the Agreement, which will be included in the LACDA's annual budget approval process.

Authorize the Acting Executive Director or his designee to increase the Agreement amount up to an additional ten (10) percent of the previous year's budget total starting with FY 2022-2023, subject to funding availability and annual negotiations. The amounts for FY 2022-2023, FY 2023-2024 and FY 2024-2025 may not exceed \$557,480, \$613,228 and \$674,551, respectively, and will be included in the LACDA's annual budget approval process.

Authorize the Acting Executive Director or his designee, upon his determination and as necessary and appropriate, to approve and execute monetary and non-monetary amendments to the Intergovernmental Agreement following approval as to form by County Counsel.

Find that the recommended actions do not constitute a project pursuant to the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

**Agenda Item No. 8 – Approve One-Year Contracts for Security Officer Services (All Districts)**

Recommend that the Board of Commissioners take the following actions:

Find that approval of the Security Officer Services Contracts (Contracts) is exempt from the California Environmental Quality Act (CEQA) because the proposed activity will not have the potential for causing a significant effect on the environment.

Authorize the Acting Executive Director, or designee, to execute, amend and, if necessary, terminate the one-year Contracts with AIS and GSS with an aggregate annual compensation not to exceed \$500,000 in program funds included in the LACDA's approved Fiscal 2020-2021 budget, to be effective following approval as to form by County Counsel and execution by all parties.

Authorize the Acting Executive Director, or designee, to amend the Contracts, following approval as to form by County Counsel, to extend the term for a maximum of four additional years, in one-year increments, with an aggregate annual compensation of up to \$500,000, adjusted each year by the amount of the Living Wage Program increase, using funds to be included in the LACDA's annual budget approval process.

Authorize the Acting Executive Director, or designee, to amend the Contracts to add or delete sites, modify the scope of work and fee schedule, and increase the annual compensation by up to 10% as needed for unforeseen costs.

**Agenda Item No. 9 – Approve One-Year Contracts for Security Officer Services (All Districts)**

Recommend that the Board of Commissioners take the following actions:

Find that the approval of amendments to the existing contracts for asbestos, lead, and mold consulting services 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.

Authorize the Acting Executive Director, or designee, to execute amendments to existing Consulting Services Contracts, to extend the term for a maximum for four additional

years, in one-year increments, at an increased annual compensation amount of up to \$300,000 per Contract, using program funds included in the LACDA's approved Fiscal Year 2020-2021 budget and future budgets, to be effective following approval as to form by County Counsel and execution by all parties.

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

Authorize the Acting Executive Director, or designee, to execute amendments to the Consulting Services Contracts, to add or delete programs, modify the Statement of Work, and revise the Fee Schedule, and to increase the annual compensation by up to 10% as needed for unforeseen costs.

**Agenda Item No. 10 – Election of Chair and Vice Chair for 2021**

On motion by Commissioner Brooks, seconded by Commissioner Canoy, Commissioner Myers was unanimously elected to the position of Chair and Commissioner Knight was unanimously elected to the position of Vice Chair.

**Agenda Item No. 11 – Commissioner Comments or Suggestions for Future Agenda Items**

Commissioner Knight requested statistics on the use of service contracts prior to future agenda items requesting approval of contract renewals. She also requested an update on Affirmatively Furthering Fair Housing, as well as the status and impacts of HUD's Mixed-Status Family rule.

Commissioner Suzuki also requested an update on Affirmatively Furthering Fair Housing and draft State regulations affecting housing financing, as well as any planned adjustments at the County level regarding housing financing.

The meeting was adjourned by Commissioner Brooks at 1:17 p.m.

Respectfully submitted,



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EMILIO SALAS  
Executive Director  
Secretary–Treasurer



January 27, 2021

TO: Housing Advisory Committee

FROM: Tracie Mann, Director  
Housing Assistance Division

RE: **FSS PROGRAM UPDATE – DECEMBER 2020**

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**

<b>NUMBER CURRENTLY ENROLLED</b>	415	As of January 1, 2021, there were 350 Housing Choice Voucher (HCV) and 65 Public Housing (PH) FSS participants.
<b>NEW ENROLLMENTS</b>	4	(4) FSS participants enrolled for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
<b>CONTRACTS EXPIRED</b>	3	(3) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
<b>DIRECT ASSISTANCE REFERRALS</b>	1300 318 120 11 201 192 176 128 0 0 0 0	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Home Ownership Counseling Credit Repair Financial Literacy Other/Utility/Rent Assistance/Food Drive Computer Training Youth Services Scholarship LACDA Home Ownership Program Small Business
<b>OUTREACH &amp; COMMUNITY EVENT</b>	0	
<b>GRADUATIONS</b>	5	(5) 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.





## **Affirmatively Furthering Fair Housing**

Effective September 8, 2020, HUD’s final rule titled, “Preserving Community and Neighborhood Choice,” effectively repealed the 2015 Affirmatively Furthering Fair Housing (AFFH) final rule and rolled back the 1994 Analysis of Impediments requirements. This move by the Trump Administration returned HUD to its pre-1994 understanding of the 1968 Fair Housing Act’s obligation to affirmatively further fair housing.

Following HUD’s repeal of the 2015 AFFH final rule, President Elect Joe Biden has made it known that he will be reinstating the 2015 AFFH during his presidency. It is unclear how long this will take, due to the process required to revise and/or implement a change to federal regulations. But, in a recent article released by Politico, the author stated, “Because the 2015 rule was already on the books, the incoming administration can simply revoke the replacement regulation and revert to the original without having to go through the long process of promulgating a new rule.”

There have been discussions of not reinstating the 2015 AFFH, as written, due to the flaws identified in the initial effort. It is documented that HUD’s 2015 AFFH requirements place an oversized administrative burden and financial cost on PHAs. HUD’s one-size fits all approach for the 2015 AFFH was considered too rigid and did not allow PHAs the authority or flexibility to address the goals of the AFFH rule in their own communities. In a 2018 comment letter to HUD, the California Association of Housing Authorities (CAHA) stated, “...the Final Rule places a burden on us that are both expensive and staff-intensive. For example, two of our members sought bids from consultants for a two-county AFFH plan. Bids ranged from \$87,000 to \$370,000 with a median of about \$130,000...”. Also, in 2017, HUD became aware of significant deficiencies in their Local Government Assessment Tool, which had been impeding the completion and acceptance of many PHAs Assessment of Fair Housing reports.

The cost of the study, the complexities of the 2015 AFFH rule, and the failures of HUD’s Local Government Assessment Tool has led to 63% of PHA’s initial Assessment of Fair Housing submissions to be rejected by HUD.

The Biden staff declined to comment on Politico’s claims regarding the fate of the 2015 AFFH’s final rule.

## **Housing and Community Development Act of 1980: Verification of Eligible Status (Mixed Family Status Rule)**

Currently, HUD’s final rule for the Housing and Community Development Act of 1980: Verification of Eligible Status (Mixed Family Status Rule) is still in development.

HUD is currently fighting a Freedom of Information Act (FOIA) lawsuit brought on by the Latino Justice Group out of New York. This FOIA lawsuit focuses on emails and other communications between White House staff and HUD, in order to better understand the role White House staff

had in framing the proposed Mixed Family Status rule. In this lawsuit, the judge has required HUD to provide the court with status updates on the final rule making process for the Mixed Family Status rule. In the last status update to the court, filed on December 22, 2020, the court communicated the following:

“Since the November 22, 2020 status report, neither the status of the Proposed Rule nor the general process after HUD has prepared a draft final rule has changed. Specifically, a draft final rule is still being worked on at HUD. As the parties agreed in the November 22, 2020 status report, HUD will notify Latino Justice as soon as practicable concerning any change in the status of the Proposed Rule, including a decision to send the Proposed Rule to the Office of Information and Regulatory Affairs.”

In the November 23, 2020 status update, the court communicated that:

“ . . .At this juncture, however, a draft final rule is still being worked on at HUD. Accordingly, the parties have agreed that for the sake of judicial economy and to avoid incurring unnecessary costs and fees, the resolution of any potential dispute between the parties concerning the adequacy of HUD’s search and the applicability of FOIA exemptions to withheld records should be adjourned until the parties have more certainty as to when the Proposed Rule may be finalized. . . .”

# 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%	Covid Hold
1st	Nueva Maravilla Ceiling Repairs	70	KLD CONSTRUCTION CORP	\$63,224.06	\$63,224.06	0%	\$36,121.71	57%	Covid Hold
1st	Nueva Maravilla Doors	73	KLD CONSTRUCTION CORP	\$72,752.38	\$72,752.38	0%	-	0%	Construction
1st	Nueva Maravilla Doors	73	KLD CONSTRUCTION CORP	\$717,008.43	\$717,008.43	0%	\$264,861.31	37%	Construction
1st	Whittier Manor Unit Flooring Replacement	76	PUB CONSTRUCTION INC.	\$237,654.48	\$237,654.48	0%	-	0%	Covid Hold
1st	East County Scattered Sites Concrete	102	KLD CONSTRUCTION CORP	\$226,828.18	\$226,828.18	0%	\$226,828.17	100%	Close Out
1st	East County Window Replacement	110	PUB CONSTRUCTION INC.	\$293,991.80	\$293,991.80	0%	-	0%	Covid Hold
1st	Office Re-configurations for COVID 19	111	PUB CONSTRUCTION INC.	\$72,699.06	\$72,699.06	0%	\$27,625.65	38%	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
2nd	South Bay Garden Generators	107	PUB CONSTRUCTION INC.	\$56,499.83	\$56,499.83	0%	-	0%	Equipment Manufacturing
2nd	Southbay Gardens Roof Replacement & Coating	67	ERC ROOFING & WATERPROOFING	\$477,680.00	\$477,680.00	0%	\$395,713.00	83%	Contract
2nd	SSS Concrete Repairs	56	KLD CONSTRUCTION CORP	\$427,200.94	\$427,200.94	0%	\$304,380.68	71%	Close Out
3rd	Palm Common Area Flooring	54	KLD CONSTRUCTION CORP	\$150,639.91	\$151,752.90	1%	\$150,639.91	99%	Close Out
3rd	Westknoll Common Area Fire Doors	99	PUB CONSTRUCTION INC.	\$68,566.41	\$68,566.41	0%	-	0%	Close Out
3rd	Palm Apartments Common Area Painting	91	KLD CONSTRUCTION CORP	\$111,745.42	\$111,745.42	0%	\$111,745.42	100%	Covid Hold
3rd	West Knoll & Palm Drain Line Repair	101	PUB CONSTRUCTION INC.	\$120,434.20	\$120,434.20	0%	-	50%	Construction
3rd	Kings Road Deck & Drain Repairs	63	KLD CONSTRUCTION CORP	\$71,354.03	\$71,354.03	0%	\$36,250.41	100%	Close Out

# 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	The Growing Experience Lighting and Landscaping	118	PUB CONSTRUCTION INC.	\$140,750.79	\$140,750.79	0%	\$140,750.79	100%	Close Out
4th	Whittier Manor Roof	52	KLD CONSTRUCTION CORP	\$79,460.28	\$79,460.28	0%	\$79,460.28	100%	Close Out
4th	Carmelitos Kitchen Rehab Phase III	60	GIBALTAR CONSTRUCTION COMPANY INC	\$2,095,000.00	\$2,095,000.00	0%	-	0%	Covid Hold
5th	Orchard Arms Unit Flooring	64	KLD CONSTRUCTION CORP	\$437,339.41	\$437,339.41	0%	\$185,238.52	42%	Construction
5th	Foothill Villa Windows and External Lighting	68	PUB CONSTRUCTION INC.	\$288,332.50	\$288,332.50	0%	\$82,174.76	28%	Covid Hold
<b>Totals:</b>				\$9,929,801.63	\$9,688,451.28	-8%	\$2,547,585.17		