



AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, DECEMBER 18, 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
- 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 November 20, 2024

4. **Report of the Executive Director**

5. **Presentations**

Small Area Fair Market Rents

6. **Public Comments**

Regular Agenda

7. **Meeting Calendar for 2025**

8. **Election of Chair and Vice Chair for 2025**

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, November 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 Contreras at 12:15 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 Knight, seconded by Commissioner Canoy, with Commissioners Knight, Lock and Swett abstaining, the minutes of the Regular Meeting of August 21, 2024, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann reported on the results of the 2024 general election and impacts to the LACDA. Democratic Representative Adam B. Schiff of Burbank was victorious over Republican to win California's open seat in the U.S. Senate. In California's 27th Congressional District, Democrat George Whitesides, a former NASA Chief of Staff and a first-time candidate, will represent northern Los Angeles County in Congress next year after defeating Republican Representative Mike Garcia. In the U.S. Senate races, Republicans currently control 53 seats compared to 47 for Democrats. The U.S. House of Representatives remains uncalled for a majority; however, as of the time of the HAC meeting, Republicans currently held a 218-seat advantage over Democrats' 212 seats.

Members of Congress recently returned to Capitol Hill to begin the final stretch of the current Congressional term, slated to end December 20, 2024. Before the term ends, lawmakers hope to pass a disaster recovery package to support communities impacted

by Hurricanes Helene and Milton. They will also need to either finalize a Federal Fiscal Year 2025 spending bill or enact another Continuing Resolution (CR). House Speaker Mike Johnson has opposed passing an “omnibus” spending bill – that is, a single large bill that combines all 12 Federal spending bills – but the limited timeframe before the end of the Congressional term will not allow individual consideration of all 12 bills. However, some Republicans are pushing for a “clean start” for the incoming Congress and Trump administration and would prefer that the work of the previous Congress be wrapped up before the new Congress begins. Democrats have signaled a willingness to reach a final agreement on an omnibus spending package before the December 20, 2024 deadline. Speaker Johnson and other Republican Congressional leaders will consult with incoming President Trump on their strategy moving forward.

Housing and community development supporters like the LACDA are preparing to work under a new administration and develop future messaging and advocacy in the coming Spring. The upcoming budget outlook is bleak, with full appropriations unlikely before the current CR expires. Another CR is expected; however, a lower Housing Assistance (HAP) proration rate is expected at 90.5%. The U.S. Department of Housing and Urban Development (HUD) has advised Public Housing Agencies (PHAs) to take a very conservative approach until more is known in the early part of the new year.

Tracie reported on Governor Newsom’s call for a Special Session to bolster the State’s legal resources to protect reproductive healthcare, climate policies, and immigrant communities in California. Slated to start December 2, 2024, the purpose of the Special Session is to allocate additional resources to the California Department of Justice and other legal arms of the State. The Governor also asked lawmakers to increase funding to fight Federal lawsuits to dismantle California policies. The Governor also visited Washington, D.C. to meet with the Biden Administration and California representatives to seek more protections for California policies.

Tracie reported that Governor Newsom signed AB 653, the Federal Housing Voucher Acceleration Program. Beginning January 1, 2026, and every six months after that, all PHAs must report their monthly voucher success rate to the State, which will trigger a series of steps if the success rate falls below a statewide threshold. Beginning on July 1, 2025, and biannually until June 30, 2027, the state will convene a group of diverse PHAs concerning geography and size to discuss the factors that impact success rates and recommendations for State and local intervention. The LACDA is awaiting contact from the California Department of Housing and Community Development on their plan for scheduling meetings.

Tracie reported on other recently enacted State bills, including: AB 2926, which strengthens the ability of preservation purchasers to buy affordable housing at risk of conversion; AB 2430, which prohibits a local government from charging fees to existing and new developments for monitoring regulatory agreements associated with density bonuses or inclusionary requirements when those units are or will be monitored by the State at the same affordability levels; and AB 846, which requires the Tax Credit

Allocation Committee (TCAC) to adopt regulations imposing a cap on annual rent increases in existing tax credit developments by July 1, 2025.

Tracie reported that supporters of County Measure G have claimed victory as results show 51% approval according to current election results from the Registrar-Recorder/County Clerk. Measure G increases the Los Angeles County Board of Supervisors seats from five to nine with districts drawn based on the 2030 census, shifts the Chief Executive Officer to an elected office, and creates the positions of County Legislative Analyst and Director of Budget and Management.

Tracie reported on the passage of County Measure A, which will repeal a quarter-cent County sales tax approved by voters in 2017 under then-Measure H. That sales tax had a 10-year lifespan, set to expire in 2027. Measure A replaces Measure H with a half-cent sales tax with no end date, meaning it will be in perpetuity unless voters repeal it. Measure A passed with over 57% of the vote.

Tracie reported the LACDA staff is preparing the draft Agency Plan for 2025, which will be available for public review and comment from December 23, 2024, to February 6, 2025, before coming to the HAC for approval.

Tracie shared that Tomasa Richmond was appointed to the Acting Director of Housing Operations in October 2024. This move provided the Housing Operations team with more direct leadership support during ongoing recruitment efforts for a permanent Director. Tracie also shared that Carolina Romo was appointed to the position of Director of the Rental Assistance Demonstration (RAD) Program. Carolina has been with the LACDA since 1998 and has recently served as the Assistant Director for the Community Development Division (CDD). Carolina will attend HAC meetings to provide updates and will provide an analysis of the pros/cons of tenant displacements resulting from proposed RAD conversions.

Tracie reported that the LACDA submitted 431 Round 1 applications the County's Rent Relief program and expect a payment of \$1.8 million within the next two weeks if all applications are approved. This payment will cover unpaid rent to the LACDA from April 2022 through June 2024. Round 2 will encompass anyone not captured in Round 1, residents who moved from their units, and possibly unpaid rent from July to October 2024.

Tracie reported that the LACDA was awarded \$8.5 million from HUD's Green and Resilient Retrofit Program (GRRP) for Kings Road. The grant will include heating and cooling measures within the units and ensure ADA accessibility throughout development.

Tracie announced the Housing Assistance Division received their Section 8 Management Assessment Program (SEMAP) score from HUD for the fiscal year ending June 30, 2024. The score was 145 out of a possible 145 points for the 14th consecutive year of High Performer designation.

Finally, Tracie reported that HUD notified the LACDA in September 2024 of a new award of 52 new Foster Youth to Independence (FYI) vouchers. The vouchers will help provide stable housing for youth who are at least 18 years old and not more than 24 years of age, who have left foster care or will leave foster care within 90 days, and who are homeless or are at risk of homelessness at age 16 or older. This is the LACDA's third HUD award of FYI vouchers, and we will continue our agreement with the Los Angeles Homeless Services Authority, the County Department of Children and Family Services and the County Department of Health for these efforts.

Agenda Item No. 5 - Presentations

Family Self Sufficiency Program Graduates

Agenda Item No. 6 – Public Comments

None

Agenda Item No. 7 – Commissioner Comments or Suggestions for Future Agenda Items

Commissioner Knight requested information on the potential impacts to the LACDA of federal cuts or policy changes with respect to AB 653 requirements. She also requested information on the impacts of HR 9495.

Commissioner Suzuki requested continued updates on the impact of County Measure A to the LACDA and the LA County Affordable Housing Solutions Agency (LACAHS).

The meeting was adjourned at 1:03 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



December 18, 2024,

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

RE: **FSS PROGRAM UPDATE – NOVEMBER 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 December 1, 2024, there were 300 Housing Choice Voucher (HCV) and 32 Public Housing (PH) FSS participants. |
| NEW ENROLLMENTS | 6 | (6) Housing Choice Voucher (HCV) and (0) for Public Housing (PH). |
| CONTRACTS EXPIRED | 7 | (7) FSS contracts expired for Housing Choice Voucher (HCV) (0) and (0) for Public Housing (PH). |
| DIRECT ASSISTANCE REFERRALS | 362 429 309 138 152 145 293 110 9 55 0 0 | 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 | 1 | Housing Choice Voucher Issuance-FSS Presentation |
| GRADUATIONS | 4 | (3) Request for Graduation for Housing Choice Voucher (HCV) and (1) for Public Housing (PH). |

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

HOUSING ADVISORY COMMITTEE
2025 Meeting Schedule
12:00 noon

| <u>Date</u> | <u>Site</u> | <u>Address</u> | <u>District</u> | <u>Description</u> |
|--------------|--------------------|--|-----------------|--------------------|
| January 15 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| February 19 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| March 19 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| April 16 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| May 21 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| June 18 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| July 16 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| August 20 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| September 17 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| October 15 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| November 19 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |
| December 17 | LACDA Headquarters | 700 W. Main Street Alhambra, CA 91801 | 1 | N/A |