



## AGENDA

### FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, DECEMBER 17, 2025, 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](#)

1. **Call to Order**

2. **Roll Call**

Zella Knight, Chair  
Ruthie Myers, Vice Chair  
Tara Barauskas  
James Brooks  
Mary Canoy  
Crystal Clark  
Renee Contreras  
Connor Lock  
Takao Suzuki  
Anna Swett  
Pamela Williams



lacda.org

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 19, 2025

4. **Report of the Executive Director**

5. **Presentations**

None

6. **Public Comments** (3 minutes each speaker)

**Regular Agenda**

7. **Meeting Calendar for 2026**

8. **Election of Chair and Vice Chair for 2026**

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 Committee, 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](mailto:nick.teske@lacda.org).

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

**Wednesday, November 19, 2025**

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 Knight at 12:12 p.m.

<b><u>Roll Call</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Zella Knight	X	
Ruthie Myers	X	
Tara Barauskas		X
James Brooks	X	
Mary Canoy	X	
Crystal Clark	X	
Renee Contreras	X	
Connor Lock	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 Brooks, seconded by Commissioner Williams, the minutes of the Regular Meeting of August 20, 2025, were approved as presented.

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

Executive Director Emilio Salas reported on the recent conclusion of the longest federal government shutdown in history. This was a serious concern for the LACDA because we only had approximately one month of reserves for the Housing Choice Voucher (HCV) program and no reserves for public housing. Fortunately, the U.S. Department of Housing and Urban Development (HUD) informed us that there were sufficient funds for our programs through the end of calendar year 2025. However, other County programs were affected, including a temporary pause of Supplemental Nutrition Assistance Program (SNAP/CalFresh) benefits.

Emilio reported that funding for the Emergency Housing Voucher (EHV) program is expected to be exhausted in 2026. The LACDA has sent notifications to our existing EHV households, which number over 1300. The City of Los Angeles also has approximately 2000 EHV households. The LACDA is looking into alternative resources, such as local

funds that could potentially assist these households, but local resources will also be strained due to federal cuts. Emilio reported on recent Board of Supervisors meetings where pressure points to the County budget were discussed including over \$4 billion in settlements for sex abuse cases. This required all County departments to submit a curtailment to staffing but also programming.

Emilio reported on the impact of federal cuts, including the One Big Beautiful Bill Act (OBBA), on other programs that affect LACDA residents. Specifically, nearly \$1 trillion cut over 10 years from Medicaid and \$186 billion over 10 years to SNAP. The LACDA was also directly impacted as the federal government took back unobligated funding under the Green and Resilient Retrofit Program, which included \$18 million in funding that the LACDA was awarded and scheduled to receive for our Lancaster Homes and Kings Road properties for energy efficiency improvements.

Emilio reported on the creation of the new County Department of Homeless Services and Housing (HSH), which took over many of the functions of the Los Angeles Homeless Services Authority (LAHSA) and is now in charge of a large chunk of Measure A funding. The County identified a \$300 million funding gap, requiring the elimination of some Measure A-funded activities, including the LACDA's Homeless Incentive Program.

Emilio reported on HUD's new Notice of Funding Opportunity (NOFO) for the Continuum of Care (CoC) that shifts funds away from Permanent Supportive Housing (PSH) to Interim Housing, and sets a cap of 30% of grants for PSH. The LACDA has approximately 1,800 households that use CoC funds for PSH, and over 30 grants are funded under CoC with different expiration dates. Staff are assessing grants that will expire in the coming year to determine the impact and hopefully find alternative resources to assist households.

Emilio reported that he recently submitted HUD Certifications for Operating Subsidy and Capital Fund for the LACDA, but had to certify to new conditions, including those prohibiting Diversity, Equity and Inclusion (DEI) programs and gender ideology, prohibiting programs benefiting undocumented immigrants, and requiring cooperation with federal immigration enforcement. The LACDA has joined the Housing Authority of the City of Los Angeles' (HACLA) lawsuit to fight the certification requirements, as well as a lawsuit by Kings County tied to federal grants in general. Emilio reported that there are temporary restraining orders from the enforcement of the new certifications.

Emilio reported on a recent meeting at the Carmelitos housing development with residents, the Mayor of Long Beach, and Supervisor Janice Hahn to discuss how the development can be renovated through the Rental Assistance Demonstration (RAD) program. Emilio reported that Supervisor Hahn would be introducing a motion at an upcoming Board of Supervisors meeting to begin the RAD process for Carmelitos.

The LACDA is also pursuing RAD conversions for some of the smaller South Scattered Sites and has begun meetings with staff and residents. For these smaller sites of four units or less, they will be put on the market to the non-profit developer community, and

the residents will be provided with tenant protection vouchers that they can use for their existing unit or elsewhere.

Emilio reported on a recent food distribution by LACDA staff who picked up, packaged, and delivered 2400 pounds of chicken and hundreds of pounds of non-perishables to residents across the County.

Finally, Emilio reported that the LACDA's Housing Choice Voucher program once again received a High Performer rating on HUD's Section 8 Management Assessment Program (SEMAP), scoring 145 out of 145 points possible.

#### **Agenda Item No. 5 - Presentations**

None

#### **Agenda Item No. 6 – Public Comments**

None

#### **Agenda Item No. 7 – Contracts for Security Officer Services**

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

Recommend that the Board of Commissioners:

Find that approval of the Security Officer Services Contracts (Contracts) is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Authorize the Executive Director, or designee, to execute, amend and, if necessary, terminate the one-year Contracts with Absolute Security International, Inc. dba Absolute International Security (AIS), Citiguard, Inc. (CGI), and Good Guard Security, Inc. (GGS) to provide security officer services, with an aggregate annual compensation not to exceed \$600,000 in program funds included in the LACDA's approved Fiscal 2025-2026 budget, to be effective following approval as to form by County Counsel and execution by all parties.

Authorize the 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 \$600,000, 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 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. 8 – Commissioner Comments or Suggestions for Future Agenda Items**

The meeting was adjourned at 1:28 p.m.

Respectfully submitted,

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

EMILIO SALAS  
Executive Director  
Secretary-Treasurer

## HOUSING ADVISORY COMMITTEE

### 2026 Meeting Schedule

12:00 noon

<u>Date</u>	<u>Site</u>	<u>Address</u>	<u>District</u>	<u>Description</u>
January 21	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
February 18	Nueva Maravilla	4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	1	504 Units of Family & Senior Housing
March 18	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
April 15	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
May 20	West Knoll	838 West Knoll Avenue West Hollywood, CA 90069	3	136 Units of Senior Housing
June 17	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
July 15	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
August 19	Carmelitos	851 Via Carmelitos Long Beach, CA 90805	4	713 Units of Family & Senior Housing
September 16	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
October 21	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
November 18	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
December 16	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A