



“We build better lives and better neighborhoods.”

AGENDA

**FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 18, 2026, 12:00 PM**

Primary location:

Nueva Maravilla
4919 Cesar E. Chavez Avenue
Los Angeles, CA 90022

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



lacda.org

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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 January 21, 2026

4. **Report of the Executive Director**

5. **Presentations**

Family Self-Sufficiency (FSS) program graduate Claudia Valle

FSS Program Update

Certificates of Appreciation

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

Regular Agenda

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 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.

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

Wednesday, January 21, 2026

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 12:08 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
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 Canoy, the minutes of the Regular Meeting of December 18, 2025, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs, Tracie Mann, reported on the draft Federal Fiscal Year (FFY) 2026 appropriations bill for Transportation, Housing and Urban Development. The bill follows the House and Senate proposals released last summer and comes in the wake of the longest government shutdown in history, which occurred after Congress failed to enact FFY 2026 funding or pass a continuing resolution at the end of FFY 2025. The legislation must still be approved by both the House and the Senate before it can be enacted into law. The bill provides \$77.3 billion for HUD in FFY 2026, an increase over FFY 2025, which was funded through a year-long continuing resolution.

The bill includes a \$2.812 billion increase in the Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) Renewal Account from FFY 2025 enacted levels, and a \$65 million increase for HCV Administrative Fees. The bill recommends level funding for the Family Unification Program/Foster Youth to Independence, Veterans

Affairs Supportive Housing (VASH), the Public Housing Capital Fund, the Resident Opportunity and Self-Sufficiency (ROSS) Program, Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Although the Public Housing Operating Fund is funded at \$789 million below FFY 2025 levels, the Operating Fund Shortfall Account has increased by \$312 million to help address the more than \$700 million in national shortfall needs. The bill provides an increase of \$15.4 million for the Family Self-Sufficiency Program compared to FFY 2025. The legislation also includes provisions related to the Emergency Housing Voucher (EHV) Program, allowing HUD to use Tenant Protection Vouchers (TPV) for households that would otherwise lose EHV assistance in calendar year 2026. The bill also provides HUD with certain waiver authorities related to the administration of waiting lists, local preferences, and portability to facilitate or expedite the transition of EHV residents. The bill includes \$601 million for TPVs, which is \$264 million more than the FFY 2025 level.

Tracie provided an update on the Department of Homeland Security's (DHS) "public charge" Proposed Rule, which would significantly restrict access to essential resources for millions of low-income immigrants and their children. An individual is deemed a "public charge" if they are identified as likely to depend on government benefits as their main source of support, in which case they are denied entry or green card status. Under the current public charge rule, implemented during the Biden administration in 2022, usage of several health and social services is not considered in a public charge determination, such as Medicaid, Supplemental Nutrition Assistance Program (SNAP), and housing assistance programs like public housing and HCV/Section 8. If finalized, the Administration's proposed public charge Proposed Rule would replace these guidelines on what programs can be considered in a public charge assessment.

The comment period ended on December 19, 2025, and the LACDA submitted comments along with other County Departments, coordinated by the Office of Immigrant Affairs. DHS must now review over 8,000 comments that were submitted before potentially announcing a Final Rule. In total, 170 members of Congress added their voices to widespread opposition to the public charge proposal, and 178 members of Congress signed a bicameral letter opposing the Proposed Rule.

Tracie reported that HUD announced another proposed rule stating that it will no longer publicly interpret or enforce fair housing discrimination liability and instead will defer the issue to the courts. Through this rulemaking, HUD proposes significantly weakening the enforcement of disparate impact – one of the most impactful tools used to fight acts of housing and lending discrimination. This proposed rule is the latest action of the Trump Administration significantly reducing the federal government's willingness to prohibit discrimination in housing. In October 2025, HUD fired more than 100 employees from the Office of Fair Housing and Equal Opportunity. In February 2025, HUD also stated that it would terminate the Affirmatively Furthering Fair Housing (AFFH) rule and halt the enforcement of fair housing complaints based on sexual orientation and gender identity. The proposed rule was published in the Federal Register and entitled "HUD's Implementation of the Fair Housing Act's Disparate Impact Standard." The Fair Housing Act prohibits discrimination in the sale, rental, or financing of dwellings and in other

housing-related activities based on protected characteristics like race, color, religion, sex, disability, familial status, or national origin. LACDA staff is meeting internally to discuss a plan to submit comments.

Tracie reported on January 8, 2026, HUD announced its intent to reopen the FFY 2024-2025 Continuum of Care (CoC) and Notice of Funding Opportunity (NOFO) as ordered in a preliminary court injunction and to begin processing eligible renewal projects whose funding expires in 2026. However, the court's order does not yet require HUD to award or obligate funds. The LACDA continues to work closely with LAHSA while waiting HUD's revised NOFO to be issued. Operations for the CoC program continue with business as usual, for now.

Tracie reported that in December 2025, Principal Deputy Assistant Secretary Benjamin Hobbs issued a communication stating that public housing agencies (PHAs) must take measures now to reduce program costs to ensure that expenditures do not exceed the anticipated 2026 funding, even though we will not know our funding allocation until Congress passes a full-year appropriations bill. HUD offers no guarantee that funding will be available to PHAs to resolve any shortfalls and may consider any cost-saving measures taken. To avoid a shortfall position and possibly face the need to terminate housing assistance, HUD recommends: 1) Not issuing new vouchers, except for HUD-VASH and Foster Youth to Independence; 2) Pausing new PBV agreements and commitments, excluding public housing repositioning efforts; 3) Reducing payment standards; 4) Reassessing rent reasonableness policies and procedures; 5) Adopting other cost-saving measures. Because the LACDA's per-unit costs change from month to month, we remain vigilant in closely monitoring our HAP budget position. In one month, we may forecast a surplus by the end of 2026, and the next month, we could project a shortfall. This uncertainty is currently compounded by not knowing our current FFY 2026 funding level.

Tracie reported that the LACDA's Housing Management Division is launching a resident survey in February 2026 and will share the results once completed. The team has access to Survey Monkey and will be able to create a QR code and send it out to all residents for them to complete the survey electronically. We will also have paper surveys that can be picked up at the management office if residents cannot or don't want to complete it electronically.

Agenda Item No. 5 - Presentations

Rental Assistance Demonstration Program

Resident Council Updates

Agenda Item No. 6 – Public Comments

Joshulyn Syler

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

Commissioner Barauskas requested periodic updates on the progress of the Rental Assistance Demonstration project at the Carmelitos housing development.

The meeting was adjourned at 1:59 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



February 18, 2026

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

SUBJECT: FSS PROGRAM UPDATE – JANUARY 1, 2026

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	321	As of February 1, 2026 , there were 296 Housing Choice Voucher (HCV) and 25 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	3	(3) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	4	FSS contracts expired for Housing Choice Voucher (HCV) (3) and (1) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	799 1,040 644 321 252 279 964 227 5 512 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		
GRADUATIONS	2	(2) Request for Graduation for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).

2025 Graduates	34	CY 2025 , there were (24) Housing Choice Voucher (HCV) and (10) Public Housing (PH) FSS graduates.
Transitioned out of Housing Subsidy	4	(3) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
Homeownership	1	(1) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	1 0 6 11 26 12 0 0 31 29 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care
2026 YTD Graduates	0	CY 2026, there were (0) Housing Choice Voucher and (0) Public Housing (PH) FSS graduates
Transitioned out of Housing Subsidy	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
Homeownership	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	0 0 0 0 0 0 0 0 0 0 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care

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