



AGENDA

FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, FEBRUARY 21, 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 January 24, 2024

4. **Report of the Executive Director**

5. **Presentations**

Ballot Measure Presentation – United Way of Greater Los Angeles

6. **Public Comments**

Regular Agenda

7. **Approve Significant Amendment to the Annual Plan (All Districts)**

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 attached Amended Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the LACDA's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement information, and the Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP).

Adopt and instruct the Chair to sign the attached Resolution approving the Amended Annual Plan for submission to HUD and authorize the Executive Director or his designee to take all actions required for implementation of the Amended Annual Plan.

Authorize the Executive Director or his designee to incorporate into the Amended Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Amended Annual Plan to HUD.

8. **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, January 24, 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 Williams at 12:08 p.m.

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

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

On motion by Commissioner Knight, seconded by Commissioner Suzuki, the minutes of the Regular Meeting of October 18, 2023 were approved as presented. On motion by Commissioner Knight, seconded by Commissioner Canoy, the minutes of the Regular Meeting of December 20, 2023 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann welcomed attendees and wished everyone a happy new year. She reported that Don Swift, Assistant Director of the Housing Operations Division, retired from the LACDA effective January 19, 2024. Tracie also provided updates on various comments and concerns brought up by Commissioners at the December 20, 2023 Housing Advisory Committee meeting.

Tracie reported that on January 18, 2024, the United States Senate and the House of Representatives passed H.R. 2872, the “Further Additional Continuing Appropriations and Other Extensions Act.” This is the third continuing resolution (CR) Congress has passed to continue funding the government as they work to pass the Fiscal Year 2024 (FY24) budget. H.R. 2872 passed in the House by a bipartisan vote of 314-108 and

passed in the Senate by a bipartisan vote of 77-18. President Joe Biden signed the stopgap bill on January 19.

This CR continues funding for departments and agencies at FY23 funding levels but for different periods. Four appropriations bills, including the Transportation, Housing and Urban Development (THUD) bill, will be funded through March 1, 2024, while the other eight will be funded through March 8, 2024, opening up the possibility of a partial shutdown should agreements not be reached. The new CR includes no objectionable policy proposals, allowing the bill to pass with Republican and Democratic support. The CR generally funds most programs and activities, including those for HUD, at the FY23 levels. The level funding equates to a reduction in funding because it does not account for increased programmatic and administrative costs. The House and Senate are expected to spend the rest of this month and all of February negotiating individual appropriations bills based on the top-line spending agreement that Senate Majority Leader Schumer and House Speaker Johnson agreed to earlier this month. If Congress cannot agree on considering appropriations bills in time, another CR would be required.

Tracie also reported that on January 10, 2024, Governor Newsom announced his administration's proposed State budget for FY 2024-25, which includes proposed cuts to housing programs, while retaining funding for homeless programs. Finally, Tracie reported on two upcoming conferences for the National Association of Housing and Redevelopment Officials (NAHRO).

Agenda Item No. 5 - Presentations

Family Self-Sufficiency Program Graduate

Overview of Housing Choice Voucher and Incentive Programs

Agenda Item No. 6 – Public Comments

Philip Caron

Agenda Item No. 7 – Meeting Calendar for 2024

On motion by Commissioner Knight, seconded by Commissioner Lloyd, the Committee approved the proposed calendar and the recommendation to continue hybrid in-person/virtual meetings at LACDA headquarters, with the option to amend the calendar later in the year to return to in-person meetings at LACDA housing developments.

Agenda Item No. 8 – Amendments to Increase Annual Compensation to Floor Covering Services Contracts (All Districts)

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

Concur with the Board of Commissioners' January 9, 2024 approval to:

Find the approval of amendments to the existing contracts 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 Executive Director or designee to execute amendments to the contracts with Midtown Carpet Co., and Floor Tech America, Inc. to increase the annual aggregate compensation to \$640,000, using program funds included in the LACDA's approval Fiscal Year 2023-2024 budget, following approval as to form by County Counsel.

Agenda Item No. 9 – Acceptance and Allocation of Federal Funding under the Housing-Related Hazards Capital Fund Program (District 1)

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

Concur with the Board of Commissioners' January 9, 2024 approval to:

Authorize the Executive Director or designee to enter into an agreement with the U.S. Department of Housing and Urban Development (HUD) to receive an amount not to exceed \$4,800,000 in Capital Fund Program (CFP) funds for the remediation of housing-related hazards; and authorize the Executive Director, or designee, to incorporate these funds into the LACDA's Fiscal Year 2023-2024 budget.

Find that this authorization to receive and administer CFP funds is not subject to 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.

Agenda Item No. 10 – Approve Contracts for Painting Services (All Districts)

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

Recommend that the Board of Commissioners:

Authorize the Executive Director, or designee, to execute two one-year Contracts for painting services (Contracts) with Piana Construction & Painting, Inc., and Louis Loizu dba New Color Co., using up to \$600,000 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 additional years, in one-year increments, with an annual compensation of \$300,000 per Contract, 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 compensation by up to \$30,000 (10%) per year per Contract 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 painting 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.

Agenda Item No. 11 – Election of Chair and Vice Chair for 2024

On motion by Commissioner Williams, Commissioner Brooks was nominated as Chair and elected by unanimous vote. On motion by Commissioner Williams, Commissioner Contreras was nominated as Vice Chair. On motion by Commissioner Myers, Commissioner Myers was nominated as Vice Chair. The motion for Commissioner Contreras received more votes and Commissioner Contreras was elected as Vice Chair.

Agenda Item No. 12 – Commissioner Comments or Suggestions for Future Agenda Items

The meeting was adjourned at 1:33 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



February 21, 2024

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

RE: **FSS PROGRAM UPDATE –JANUARY 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 February 1, 2024 , there were 295 Housing Choice Voucher (HCV) and 37 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	4	(3) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
CONTRACTS EXPIRED	1	(1) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	981 593 306 254 174 170 149 70 12 5 0 37	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	FSS Virtual Program Orientation-1/17/2024
GRADUATIONS	5	(4) 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.

Attachment



February 21, 2024

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

Dear Commissioners:

**APPROVE SIGNIFICANT AMENDMENT TO THE ANNUAL PLAN FOR THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of a significant amendment to the Los Angeles County Development Authority's (LACDA) Annual Plan for Fiscal Year 2023-2024 (Annual Plan). The Annual Plan updates the LACDA's program goals, major policies, and financial resources. Submission of the Annual Plan is required by the U.S. Department of Housing and Urban Development for receipt of Capital Fund Program funds, operating funds for the Public Housing Program, and administrative fees for the Housing Choice Voucher (HCV) Program.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. 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.
2. Recommend that the Board of Commissioners approve the Amended Annual Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the LACDA's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement information, and the Admissions and Continued Occupancy Policy for the Public Housing Program (ACOP).



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Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

3. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution approving the Amended Annual Plan for submission to HUD and authorize the Executive Director or his designee to take all actions required for implementation of the Amended Annual Plan.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to incorporate into the Amended Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Amended Annual Plan to HUD.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 21, 1998, the Quality Housing and Work Responsibility Act (QHWRA) mandated Public Housing Agencies to submit an Annual Plan every year and a Five Year Plan every five years to HUD.

The Five-Year Plan is a strategic planning document that identifies the LACDA's goals for the next five years. On June 23, 2020, the Board approved the current Five-Year Plan for Fiscal Years 2020-2024.

The Annual Plan identifies major program policies and financial resources. It updates information on housing needs, waiting lists, housing strategies, program policy changes and other program and management data. Although the Annual Plan must be updated each year and was last approved by the Board on April 4, 2023, the LACDA is required to amend the 2023-24 Annual Plan due to the following proposed changes: Disposition of Centro De Los Ninos, Rental Assistance Demonstration (RAD) Conversion, 30-Day Notice Lease Termination, and new Wait List Preference (Justice Involved Individuals).

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. Operating funds for the Public Housing Program and administrative fees for the HCV Program will be approved through the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Included as part of the Amended Annual Plan are the updated CFP Annual Statement, and ACOP. Significant changes to these documents are discussed below.

Capital Fund Annual Statement

The Fiscal Year 2023-2024 Capital Fund Annual Statement summarizes the LACDA's plan to use modernization funds for management improvements, administrative costs and

to rehabilitate 2,018 housing units at 21 Public Housing Program developments. Included are proposed work items, estimated costs, and an implementation schedule for the work to be completed.

As authorized by HUD, the Executive Director may amend the CFP Annual Statement as necessary to respond to needs such as housing emergencies, to safeguard property or protect health and safety, or to implement other changes that are in the interests of the LACDA and Public Housing residents. The Executive Director may also implement changes to the CFP Annual Statement in response to changes in federal funding. The revised CFP Annual Statement reflects the following changes:

1. Disposition Activity

The LACDA is proposing the following major change to the Annual Plan for Public Housing Fiscal Year (FY) 2023-2024 to include the disposition of the Centro De Ninos property consisting of one non-dwelling building located at 4850 E. Cesar E. Chavez Ave. in Los Angeles. The property is under the Nueva Maravilla Asset Management Project (AMP) - CA002000003 and will be submitted to the U.S. Department of Housing and Urban Development's (HUD) Special Applications Center (SAC) for disposition approval.

The method of sale will consist of negotiated sale at Fair Market Value (FMV) based on recent appraisal for the property. The acquiring entity is the current occupant, Centro De Ninos, Inc., who has leased the property for over 30 years, and will continue to operate as a childcare provider for the local community as well as the Nueva Maravilla residents. The property is not needed for the continued operation of public housing, as the continued use is a childcare facility. The disposition of the property is consistent with 24 CFR 970 and is in the best interest of the Nueva Maravilla residents to use proceeds for property improvements at the Nueva Maravilla public housing development.

A SAC application will follow in the current fiscal year for the sale of the Centro De Ninos property. The intended purpose and use of the property will not change. The FMV value of the property is \$2.7M. Once approved by HUD and SAC, lease amendments, purchase agreement, escrow and other related documents will be recorded and executed. A letter of intent has been submitted by Centro De Ninos, Inc. to purchase the property.

The LACDA will conduct community and board meetings to prepare for the Centro De Ninos Disposition and adhere to all resident and community outreach requirements for disposition.

- Centro De Niños, 4850 E. Cesar Chavez Avenue, Los Angeles, CA 90022;
- APN 5251-009-907;
- No units impacted/no relocation necessary;
- Parcel size 30,051 square feet, Building size 7,140 square feet;

- Justification under 24 CFR 970.17: Disposition of non-dwelling facilities does not interfere with continued operation of PH development;
- Will continue to serve the community as a childcare facility; and
- Proposed Timeline of Sale: Board approval March 2024, HUD approval June 2024

2. Rental Assistance Demonstration (RAD) Conversion

The LACDA is proposing the following major change to the Annual Plan for Public Housing FY 2023-2024 to include the first phase of RAD conversions to its portfolio. The initial phase will consist of community meetings with the residents for resident engagement and feedback. This significant amendment will also include public hearing requirements, the procurement for a consultant, Capital Needs Assessments, and a full RAD conversion plan for each property. Should the rehabilitation require relocation, a full relocation plan and consultant will also be contracted for relocation needs.

The first phase for RAD will include the feasibility and the structuring of the portfolio for AMPs participating in RAD; a financial proforma, analysis of financials, a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) milestones, including the Financing Plan for each AMP. The plan for these properties is to convert to the Section 8 model (Project Based Rental Assistance or Project-Based Vouchers) and for the LACDA to continue to provide the property management services where feasible. A full RAD conversion plan will be submitted in April 2024, and RAD applications to HUD and SAC office in May 2024 for the portfolio. The Inventory Management System/PIH Information Center submissions to HUD will also be submitted as required for each unit and building in their respective AMP.

Admissions and Continued Occupancy Policy for the Public Housing Program

The purpose of the ACOP for the Public Housing Program is to set guidelines to determine eligibility for admission and continued occupancy. The revised Public Housing ACOP reflects the following changes:

1. Wait List Preference

Formerly incarcerated or justice involved people are 10 times more likely than the general public to be unhoused, exacerbating a cycle of law enforcement or criminal legal system involvement. Elderly individuals and families are especially vulnerable. Stable and affordable housing substantially increases the likelihood that a justice involved person will be able to receive support from family, rebuild supportive social networks, and avoid law enforcement or legal involvement.

The LACDA is proposing a pilot program in partnership with the Public Defender's Office and the LACDA will provide a waiting list preference for justice involved elderly families that were previously incarcerated or have conviction histories with obstacles to accessing or securing stable and affordable housing, limited to five (5) households per year. Elderly families must be referred by a partnering agency with a contract or Memorandum of Understanding in place with the LACDA. The referring agency must provide a certification of the elderly family's conviction history and need for housing. The LACDA will evaluate the results of the pilot program to determine necessary program adjustments in support of the long-term success of referred elderly families.

2. 30-Day's Notice

Currently, the LACDA provides no less than 30 days advanced notification of lease termination due to nonpayment of rent in accordance with the requirements set forth in the Interim Final Rule titled "Extension of Time and Required Disclosures for Notification of Nonpayment of Rent", effective December 8, 2021. Upon Board approval, this revision will formally add the following language to the ACOP:

During a national emergency, where the Secretary of HUD determines that additional time is necessary for families to secure available funding due to the national emergency, the LACDA will provide no less than 30 days advanced notification of lease termination due to nonpayment of rent. In the notification, the LACDA will provide information to the affected tenants on how to secure available funding. Finally, the LACDA will inform all public housing tenants that the extended timeframe for notification of lease termination due to nonpayment of rent is in effect, and that families will be provided information on available funding in that 30-day notification.

The ACOP includes language changes that are statutory, regulatory, and/or clarify existing policy.

Section 24 of the Code of Federal Regulations, Part §903.17, requires a public hearing to approve the Annual Plan. Copies of the Amended Annual Plan were made available for review and comment during a public review and comment period from November 22, 2023, to January 8, 2024 at seven housing developments, LACDA administrative offices, and the LACDA website. Notices of the availability of the documents and the Board meeting date were also published in newspapers of general circulation during the public comment period.

The Summary of Public Outreach regarding the Amended Annual Plan, a list of the 12 Public Housing Program developments, and the Amended Annual Plan are provided as Attachments, A, B, and C, respectively.

The Resolution approving the Amended Annual Plan for submission to HUD, provided as Attachment D, has been approved as to form by County Counsel. At the conclusion of the Public review and comment period, the LACDA will provide to the Board all public comments pertaining to the Amended Annual Plan. Public comments approved by the Board will be incorporated into the Amended Annual Plan and submitted to HUD.

ENVIRONMENTAL DOCUMENTATION

Approval of the Annual Plan is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(1), because it involves planning activities that will not have a physical impact on or result in any physical changes to the environment. The activities are also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

Prior to implementation of any particular project, an Environmental Service Request will be submitted to the LACDA's Environmental Services Unit for review. Each project will receive an environmental clearance in accordance with CEQA Guidelines and NEPA regulations before proceeding with the project.

IMPACT ON CURRENT PROGRAMS

Submission of the Annual Plan is required by HUD for the receipt of CFP funds and for the continuation of the Public Housing and HCV Programs.

Respectfully submitted,



EMILIO SALAS
Executive Director

Enclosures

Attachment A

Summary of Public Outreach

Section 511 of the QHWRA instructs every Public Housing Agency to convene one or more Resident Advisory Boards (RABs) to assist and make recommendations on the development of the Annual Plan, as well as on any significant amendments or modifications. Public Housing Program residents and HCV Program participants were invited to participate on the RAB to learn about programs included in the Annual Plan and to provide input.

Summary of RAB Activities

Public Housing Program

- On November 9, 2023, the LACDA emailed and mailed out an invitation to all Resident Council members to attend the November 2023, RAB meeting.
- 9 Resident Council members volunteered to participate in the development of the Annual Plan.
- Because of ongoing health concerns surrounding various diseases, the LACDA's regular annual RAB meetings were held with restrictions to ensure health and safety of RAB members. The RAB meeting was held virtually and in community room at our properties. In addition to limited in-person meetings, individual telephone calls were made to inform RAB members of the RAB meeting.

Other Outreach Activities

- A summary of the RAB comments and LACDA responses are included in Attachment A of the Annual Plan.
- As needed, translators are made available during the Public Housing and Section 8 RAB meetings.
- In November 2023, a public notice was posted to all Public Housing residents notifying them of the Public Review and Comment Period.
- In November 2023, a public notice announcing the Public Review and Comment Period was published in the Los Angeles Times, La Opinion, the Daily News, Los Angeles Sentinel, the Daily Breeze, and the Long Beach Press Telegram.
- During the Public Review and Comment Period, the Amended Annual Plan was made available at 12 housing developments, the LACDA Administrative Office in Alhambra, the Section 8 Palmdale office and the LACDA website.
- Summaries of the Amended Annual Plan were available during the Public Review and Comment Period in Russian and Spanish at the above locations and on the LACDA's website.

Attachment B

<u>Housing Development</u>	<u>Address</u>	<u>District</u>
1. Nueva Maravilla	4919 E. Cesar Chavez Los Angeles, CA 90022	1
2. Francisquito Villa	14622 Francisquito Ave La Puente, CA 91746	1
3. South Scattered Sites Management office	12721 Central Avenue Los Angeles, CA 90059	2
4. South Bay Gardens	230 E 130 th St Los Angeles, CA 90061	2
5. Century & Wilton	10025 Wilton Pl Los Angeles, CA 90047	2
6. Marina Manor	3405 Via Dolce Marina Del Rey, CA 90292	2
7. Kings Road Apartments	800 N Kings Road West Hollywood, CA 90069	3
8. Ocean Park	175 Ocean Park Blvd Santa Monica, CA 90405	3
9. Carmelitos Family	700 Via Wanda Long Beach, CA 90805	4
10. Harbor Hills	26607 S. Western Avenue Lomita, CA 90717	4
11. Orchard Arms	23520 Wiley Canyon Rd Valencia, CA 91355	5
12. Foothill Villa	2423 Foothill Blvd La Crescenta, CA 91214	5