



# AGENDA

FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE  
WEDNESDAY, FEBRUARY 23, 2022, 12:00 PM

TELECONFERENCE CALL-IN NUMBER: (747) 200-6781  
CONFERENCE ID: 525 710 562#

To join via phone, dial (747) 200-6781, then enter 525 710 562# when prompted.

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1. **Call to Order**

2. **Roll Call**

- Zella Knight, Chair
- Pamela Williams, Vice Chair
- James Brooks
- Mary Canoy
- Renee Contreras
- Connor Lock
- Elda Mendez-Lemus
- Ruthie Myers
- Takao Suzuki
- Anna Swett

3. **Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of January 26, 2022

4. **Report of the Executive Director**



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, Sheila Kuehl, Janice Hahn, Kathryn Barger

5. **Presentations**

Public Housing Smoking Policy

6. **Public Comments**

**Regular Agenda**

7. **Revised Meeting Calendar for 2022**

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

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

**Wednesday, January 26, 2022**

The meeting was convened via teleconference.

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

The meeting was called to order by Commissioner Knight at 12:02 p.m.

<b><u>Roll Call</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Zella Knight	X	
Pamela Williams	X	
James Brooks	X	
Mary Canoy	X	
Renee Contreras		X
Connor Lock	X	
Elda Mendez-Lemus	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 Canoy, seconded by Commissioner Swett, the minutes of the Regular Meeting of December 22, 2021 were approved.

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

Executive Director Emilio Salas reported that the Board of Supervisors voted on January 25, 2022 to extend the County’s COVID-19 Tenant Protections Resolution through December 31, 2022, unless repealed or further extended by the Board. Details of the Resolution are available at <https://dcba.lacounty.gov/noevictions/>.

Emilio provided an update on the State Rent Relief program. As of this meeting, the State had paid out over \$560 million on behalf Los Angeles County, and close to \$1 billion when Los Angeles City’s allocation is included. The State has requested an additional \$1.89 billion from the U.S. Treasury, of which a substantial portion should be allocated to Los Angeles County given the unmet need. We are still working with DCBA to provide some our administrative funds from the Rent Relief Program for their Stay Housed LA program, and to fund additional staff for phone inquiries related to the eviction moratorium.

Emilio reported that the LACDA has now issued over 1,000 of the 1,964 Emergency Housing Vouchers (EHVs) that we received from HUD and leased 81 units. We continue to receive a robust number of referrals from the Los Angeles Homeless Services Authority, but we still need more in order to reach HUD's target to lease up 95% within the first 12 months. The tight rental market also increases the difficulty for voucher-holders to find units. The LACDA recently increased our Housing Choice Voucher payment standard to 110% of fair market rents (FMRs) set by HUD, and we are considering increasing it further to the maximum permitted 120% of FMRs.

Emilio reported that the County has submitted an application to the State for Homekey 2.0 for 19 different properties. These were submitted in collaboration with developers and represent a wide mix throughout the County. A portion will be requesting Project-Based Vouchers and we will stay engaged with the County throughout this process.

Emilio reported that the LACDA will now be participating in weekly Community Services Cluster meetings with other County departments with similar missions. These meetings will take place every Wednesday afternoon at 3:30 p.m. The LACDA will also provide presentations at the fourth Wednesday of each month.

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

None

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

Sarah Richardson

#### **Agenda Item No. 7 – Construction Contract for the Nueva Maravilla-Rosas Senior Buildings Public Housing Development Pipe Coating Project (District 1)**

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

Recommend that the Board of Commissioners:

Find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 150 dwelling units at the Nueva Maravilla-Rosas Senior Buildings public housing development and is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Los Angeles County Development Authority (LACDA) for construction of the Project.

Award a Contract to Pipe Restoration Inc., the apparent lowest responsive and responsible bidder, in the amount of \$1,510,373 to install epoxy coating internally to existing copper pipes and associated work at the Nueva Maravilla-Rosas Senior Buildings public housing development in unincorporated East Los Angeles, and authorize the Executive Director or his designee to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$302,075, which represents 20% of the \$1,510,373 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee, to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,812,448 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2021-2022 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

**Agenda Item No. 8 – Construction Contract for the South Bay Gardens Senior Public Housing Development Pipe Coating Project (District 2)**

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

Recommend that the Board of Commissioners:

Find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 100 dwelling units at the South Bay Gardens Senior public housing development and is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the LACDA for construction of the Project.

Award a Contract to Pipe Restoration Inc., the sole bidder, in the amount of \$1,075,373 to install epoxy coating internally to existing copper pipes and associated work at the South Bay Gardens Senior public housing development in unincorporated Los Angeles County, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$107,537, which represents 10% of the \$1,075,373 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,075,373, comprised of \$900,000 in Community Development Block Grant funds allocated to the First Supervisorial District by HUD, and \$175,373 in Capital Fund Program funds allocated by HUD and included in the LACDA's approved Fiscal Year 2021-2022 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

**Agenda Item No. 9 – Construction Contract for Palm Senior Apartments Public Housing Development Pipe Coating Project (District 3)**

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

Recommend that the Board of Commissioners:

Find that the approval of the proposed Project and award of a Contract to complete epoxy coating of existing copper pipes and associated work in 127 dwelling units at the Palm Senior Apartments public housing development and is exempt from the provisions of the

California Environmental Quality Act for the reasons stated in this letter and the record of the Project.

Approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the LACDA for construction of the Project.

Award a Contract to Pipe Restoration Inc., the apparent lowest responsive and responsible bidder, in the amount of \$1,425,104 to install epoxy coating internally to existing copper pipes and associated work at the Palm Senior Apartments public housing development in unincorporated Los Angeles County, and authorize the Executive Director, or his designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.

Authorize the Executive Director or his designee, upon his determination and as necessary and appropriate, to amend the Contract, or to terminate the contractor's right to proceed with the performance of the Contract or to terminate the Contract for convenience.

Authorize the Executive Director or his designee to approve Contract change orders not to exceed \$142,510, which represents 10% of the \$1,425,104 contract amount, for unforeseen project costs.

Authorize the Executive Director or his designee to accept the Project and file notices upon final completion of the Project, to release retention money withheld pursuant to the applicable provisions of the Public Contract Code, to grant extensions of time of the Project, as applicable, and to assess liquidated damages as authorized under Government Code section 53069.85 and the contract specifications.

Authorize the Executive Director to fund the Contract and contingency with a total of \$1,567,614, in Capital Fund Program funds allocated by HUD and included in the LACDA's approved Fiscal Year 2021-2022 budget.

Determine that the proposed Project is exempt from the application of the County's Local Targeted Worker Hire Policy because it is wholly funded with Federal funds, which prohibit geographic preferences.

**Agenda Item No. 10 - Commissioner Comments or Suggestions for Future Agenda Items**

Commissioner Williams expressed her desire that water quality testing continue at public housing sites with pipe coating projects.

Commissioner Myers requested an update on smoking policies for public housing.

Commissioner Knight requested an update on the Build Back Better federal legislation and the federal budget process. She also requested an update on proposed changes to the Section 8 Administrative Plan and the Admissions and Continued Occupancy Policy.

The meeting was adjourned at 1:27 p.m.

Respectfully submitted,

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

EMILIO SALAS  
Executive Director  
Secretary-Treasurer





February 23, 2022

TO: Housing Advisory Committee

FROM: Tracie Mann *(Signature)*  
Chief of Programs

RE: **FSS PROGRAM UPDATE – JANUARY 2022**

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>	371	<b>As of February 1, 2022</b> , there were 316 Housing Choice Voucher (HCV) and 55 Public Housing (PH) FSS participants.
<b>NEW ENROLLMENTS</b>	5	(5) FSS participants enrolled for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
<b>CONTRACTS EXPIRED</b>	1	(1) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
<b>DIRECT ASSISTANCE REFERRALS</b>	927 607 425 352 295 293 173 155 173 120 0 0 0	Job Referrals Work Source/Job Fairs Youth Services Home Ownership Counseling Credit Repair Financial Literacy Educational/Vocational/Job Training Other/Utility/Legal Aid/Covid-19/Child Care Services Educational/Vocational/Job Training Computer Training LACDA Home Ownership Program Small Business Scholarship
<b>OUTREACH &amp; COMMUNITY EVENT</b>	1	AVPH Home Visitation Coalition
<b>GRADUATIONS</b>	2	(2) 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) 586-1553.

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.

**HOUSING ADVISORY COMMITTEE**  
**2022 Meeting Schedule - REVISED**  
**12:00 noon**

<u>Date</u>	<u>Site</u>	<u>Address</u>	<u>District</u>	<u>Description</u>
January 26	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A
February 23	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A
March 16	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A
April 20	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A
May 18	South Bay Gardens	230 E. 130 <sup>th</sup> Street Los Angeles, CA 90061	2 <sup>nd</sup>	100 Units of Senior Housing
June 15	Palm Apartments	959 Palm Avenue West Hollywood, CA 90069	3 <sup>rd</sup>	127 Units of Senior Housing
July 20	Nueva Maravilla	4919 Cesar E. Chavez Avenue Los Angeles, CA 90022	1 <sup>st</sup>	504 Units of Family & Senior Housing
August 17	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A
September 20	Carmelitos	851 Via Carmelitos Long Beach, CA 90805 (562) 423-5464	4 <sup>th</sup>	713 Units of Family & Senior Housing
October 19	Orchard Arms	23520 Wiley Canyon Rd. Valencia, CA 91355	5 <sup>th</sup>	183 Units of Senior Housing
November 16	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A
December 21	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	N/A	N/A