



AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 16, 2022, 12:00 PM

LACDA HEADQUARTERS
700 WEST MAIN STREET
ALHAMBRA, CA 91801

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
- Pamela Williams, Vice Chair
- James Brooks
- Mary Canoy
- Renee Contreras
- Kelli Lloyd
- 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 October 19, 2022

4. **Report of the Executive Director**



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, Sheila Kuehl, Janice Hahn, Kathryn Barger



5. **Presentations**

Go Green and Be Clean: Solar Photovoltaic Energy Projects and Additional Efficient and Sustainable Energy Measures

6. **Public Comments**

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 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, October 19, 2022

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	
Pamela Williams	X	
James Brooks		X
Mary Canoy	X	
Renee Contreras	X	
Kelli Lloyd	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 Myers, seconded by Commissioner Canoy, the minutes of the Regular Meeting of August 17, 2022 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann welcomed attendees and provided an update on federal legislation affecting the LACDA. She reported that on September 30, 2022, President Biden signed a Continuing Resolution, which is a temporary stopgap measure to continue funding the federal government through December 16, 2022 and prevent a government shutdown. Following the midterm elections, members of Congress will return to Washington to finish their work on appropriations bills and work to pass a Federal Fiscal Year 2023 omnibus package. Many departing members of the Senate have made the passage of a budget a priority prior to their retirement.

HUD announced the availability of an all-time high \$379 million in Choice Neighborhoods Implementation (CNI) Grants to communities nationwide. These grants will transform public and other HUD-assisted housing, as well as surrounding neighborhoods. CNI Grants aim to assist in the redevelopment of severely distressed HUD properties into a

mixed-income community. The program has a three-pronged “Housing, People, and Neighborhood” approach that includes not only the redevelopment of distressed properties, but also supports outcomes related to the health, education, and income of the residents while simultaneously investing in economic development and neighborhood improvement projects. This comprehensive approach means that grantees must be able to leverage the funds they receive from HUD with other public and private resources. Applications for implementation grants are due by January 11, 2023, and our Housing Operations Division is looking into this opportunity.

At the State of California level, Tracie reported that on September 28, 2022, Governor Newsom signed legislation to streamline the housing approval process in California and create thousands of jobs with the goal of tackling the state’s housing crisis. The Governor also announced \$1 billion in awards to 30 shovel-ready projects through the California Housing Accelerator, funded by Coronavirus State Fiscal Recovery Fund established by ARPA – creating 2,755 new homes for Californians.

The most significant housing bills at the State level that are likely to influence development are AB 2011 and SB 6, two companion bills that remove rezoning requirements for residential development on former office and retail properties and which supporters argue could eventually lead to the creation of millions of new housing units. The two bills are likely to have a particularly large impact on heavily sprawled Southern California, where many deteriorating commercial centers could foreseeably be repurposed into affordable housing. The legislation, called the “Affordable Housing and High Road Jobs Act of 2022,” grants affordable housing projects “by right” approvals, exempting them from the often-onerous CEQA approval process and overriding local zoning. To qualify, 100% affordable projects must be in areas currently and primarily used for office, retail or parking, and mixed-income projects must be located in “commercial corridors” — local roads that are typically used for strip malls and parking lots.

Governor Newsom also signed SB 679, an effort to create a new affordable housing agency for Los Angeles County. The Los Angeles County Affordable Housing Solutions Agency (LACAHS) will be dedicated exclusively to building affordable housing to help alleviate the County’s housing affordability crisis. It is unknown at this time the impact LACAHS will have in the County; however, the details on the bill’s impact will continue to be discussed. The new agency could assume powers on April 1, 2023.

On August 29th, the LACDA received notification of an award of 234 Fair Share Housing Choice Vouchers made possible through the Consolidated Appropriations Act of 2022, which appropriated \$200 million for 19,700 new incremental vouchers nationwide. This new allocation can be used to house eligible families from the Housing Choice Voucher (HCV) waiting list. HUD determined that it will not establish any additional terms and conditions other than those expected from the HCV program. Moreover, HUD provided a special fee to PHAs, which means the LACDA will receive \$750 per HCV awarded, or \$167,250 in administrative funding. This fee amount will support the anticipated immediate start-up costs to facilitate leasing of these vouchers and are separate and apart from regular administrative fees for leased vouchers.

HUD issued a notice in early September on an opportunity to apply for Stability Vouchers to address unsheltered homelessness and homeless encampments. The \$465 million package includes grant funds along with additional vouchers to enhance communities' capacity to address unsheltered homelessness humanely and effectively by connecting vulnerable individuals and families to housing, health care, and supportive services (\$322 million for social services and \$43 million for 4,000 new incremental vouchers nationwide). The Stability Voucher initiative makes Housing Choice Voucher (HCV) assistance available to Public Housing Agencies (PHAs) in partnership with local Continuum's of Care and/or Victim Service Providers to assist households experiencing or at risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking, and veterans and families that include a veteran family member that meets one of the preceding criteria. The LACDA has been meeting with LAHSA and other local PHAs and submitted our registration of interest ahead of the October 20, 2022 deadline. If awarded, we project receiving no more than 150 vouchers.

Agenda Item No. 5 - Presentations

National Standards for the Physical Inspection of Real Estate (NSPIRE)
Community Policing Program

Agenda Item No. 6 - Public Comments

None

Agenda Item No. 7 – Acceptance of Supplemental Funds Allocated to the LACDA and Authorization to Execute Funding Agreements and Incorporate Additional Budget Authority for Fiscal Year 2022-2023 (All Districts)

On motion by Commissioner Canoy, seconded by Commissioner Lock, with Commissioners Myers and Williams abstaining, the following was approved:

Recommend that the Board of Commissioners:

Authorize the Executive Director, or designee, to execute and/or amend the necessary funding agreements for the following programs, and to incorporate the funds into the LACDA's approved Fiscal Year 2022-2023 budget:

- a. Measure H – Strategy B4 in the amount of \$1,415,000 for various costs related to Project Homekey (PHK) and Pallet Shelter programs.
- b. PHK program in the amount of \$125,000 for advisory consultant services.
- c. Resident Services Program (RSP) in the amount of \$5,200,000 to provide high touch services to the residents in the public housing developments.

- d. Affordable Housing Trust Fund (AHTF) in the amount of \$75,000,000 to support Notice of Funding Availability (NOFA) for affordable housing development and program administration.
- e. AHTF in the amount of \$5,000,000 to support Gap Funding for projects financed under past NOFA rounds for affordable housing development and program administration.
- f. Various Fair Housing Programs in the amount of \$8,700,000 for Open Doors and Fair Housing activities.
- g. Habitability – Bridge Funding for LACDA administrative expenses in the amount of \$12,000 to participate in the Rental Housing Habitability Workgroup.

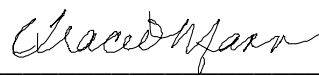
Find that acceptance of supplemental funds for the LACDA's FY 2022-2023 budget is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

Agenda Item No. 8 – Commissioner Comments or Suggestions for Future Agenda Items

Commissioner Knight requested a future report on efforts around diversity, equity and inclusion; specifically, about the County's racial equity initiatives and their connections to LACDA programs.

The meeting was adjourned at 1:41 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



November 16, 2022

TO: Housing Advisory Committee
 FROM: Aletheia Broom, Director *Aletheia Broom*
 Housing Assistance Division
RE: FSS PROGRAM UPDATE – OCTOBER 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

NUMBER CURRENTLY ENROLLED	312	As of November 1, 2022 , there were 262 Housing Choice Voucher (HCV) and 50 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	10	(0) FSS contracts expired for Housing Choice Voucher (HCV) and (10) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	1034 385 269 218 104 163 103 102 0 0 0 0 0	Job Referrals Work Source/Job Fairs Home Ownership Counseling Credit Repair Job Training Educational/Vocational/Job Training Financial Literacy Computer Training Youth Services LACDA Home Ownership Program Small Business Scholarship Other/Utility/Legal Aid/Covid-19/Child Care Services
OUTREACH & COMMUNITY EVENT	1	HOD User Group Meeting 10/27/2022
GRADUATIONS	3	(2) 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