



# AGENDA

## FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, NOVEMBER 20, 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  
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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 August 21, 2024

4. **Report of the Executive Director**

5. **Presentations**

Family Self-Sufficiency Program Graduates

6. **Public Comments**

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

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

**Wednesday, August 21, 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 Brooks at 12:09 p.m.

<b><u>Roll Call</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
James Brooks	X	
Renee Contreras	X	
Mary Canoy	X	
Zella Knight		X
Kelli Lloyd	X	
Connor Lock		X
Ruthie Myers	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 Williams, seconded by Commissioner Suzuki, with Commissioner Myers abstaining, the minutes of the Regular Meeting of May 15, 2024 were approved as presented.

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

Chief of Programs Tracie Mann reported that on July 29, 2024, the U.S. Senate Appropriations Committee approved a Federal Fiscal Year (FFY) 2025 spending bill that would provide \$78.2 billion for the U.S. Department of Housing and Urban Development’s (HUD) vital affordable housing, homelessness, and community development programs – a more than 10% increase from the previous FFY. While appropriators are operating under the confines of the Fiscal Responsibility Act of 2023 (FRA), which allows for only a 1% increase in Federal spending in FFY 2024 and FFY 2025, some members reached a bipartisan agreement to boost spending above the restrictive FRA cap. Under the agreement, non-defense spending would receive an additional \$13.5 billion in emergency funding beyond the FRA-allowed levels. With the spending bill approved by the Senate Appropriations Committee, the legislation will need to be considered by the full Senate.

The differences between the Senate and House proposals foreshadow what will likely be a lengthy and contentious appropriations fight. Moreover, the recent Supreme Court ruling in *Grants Pass v. Johnson* paved the way for jurisdictions to arrest and fine unhoused people for sleeping outside, even when adequate shelter or housing is unavailable. The LACDA is currently reviewing the funding and policy proposals included in the Senate bill. Congress Adjourns for August Recess.

Senate members also voted largely along party lines to not advance the “Tax Relief for American Families and Workers Act,” the \$78 billion tax bill that passed the House of Representatives with overwhelming bipartisan support in January. Reports indicate that Senate Majority Leader Chuck Schumer (D-NY) intends to bring the bill up for a vote again after the recess. If enacted, the bill would expand the Child Tax Credit and specific provisions related to the Low-Income Housing Tax Credit (LIHTC) and extend currently lapsed business tax breaks. While expanding LIHTC would provide essential resources to build more rental homes, the bill falls short of delivering the reforms needed to ensure homes are affordable to people with the lowest incomes.

Tracie reported that when members of Congress return to their Washington offices in September, they will have less than a month to negotiate a Continuing Resolution (CR) before the new FFY begins on October 1. While widespread agreement exists that members will pass a CR and avoid a shutdown, it is unclear whether the CR will last until December or stretch into the new year.

At the State of California level, the LACDA is closely monitoring the progress of AB 653 (Reyes) - Federal Housing Voucher Acceleration Program, a bill that would, beginning January 1, 2026, and every six months after that, require all Public Housing Agencies (PHAs) to report their monthly voucher success rate which would if a PHA’s success rate falls below the statewide threshold, trigger a series of steps to increase the voucher success. While the California Association of Housing Authorities is opposed to the legislation, the LACDA/County does not have an official position but has expressed concerns with the legislation’s duplicate reporting and challenging administrative burdens. AB 653 passed the Senate Appropriations Committee in early August with amendments and is currently pending on the Senate floor.

Tracie reported that on July 30th, the Board passed a motion to put into action the most comprehensive governance and ethics reform package for LA County on the ballot in November. Voters will decide on a County Charter amendment that creates an elected County Executive by 2028 to provide checks and balances and a separation of powers like those found at the federal, state, and city levels of government. The Charter amendment also expands the Board of Supervisors from five to nine seats following the 2030 census and reapportionment process, with seven supervisors being elected in 2032, creating what is described as more representative of diverse districts. It also establishes an independent Ethics Commission by 2026 to increase restrictions on lobbying, investigate misconduct, increase transparency, and build public trust. Additionally, the Charter amendment establishes a nonpartisan Legislative Analyst by 2028 to review

proposed County policies, requires County departments to present annual budgets in public meetings, among other proposed changes within the County

The LACDA's impacts, including how the measure, if approved, will impact the Housing Advisory Committee, aside from possibly adding four more seats, are unknown. There is still plenty of time to flush this out before implementation.

Tracie reported on the progress of the Affordable + Supportive Housing (Measure A) Subcommittee, convened by Chief Lourdes Castro Ramirez, Mayor Bass's Chief Housing and Homelessness Officer, and Stephanie Klasky-Gamer from LA Family Housing. The Subcommittee met mid-July to discuss its role and scope, particularly relative to meeting one of the five goals outlined in the Measure A Ordinance: Increase access to and the number of Affordable Housing Units. We are also working on identifying a standard and single data set to define our goals, strategies, timetables, and metrics. This Subcommittee can be used to assess a baseline of current production and project needs for affordable housing. Other Measure A goals include reducing the number of people falling into homelessness, reducing the number of people with mental illness and substance use disorders who experience homelessness, increasing the number of people moving from encampments into interim and permanent housing, and increasing the number of people permanently leaving homelessness.

Voters will decide this November if the proposed ballot measure would repeal Measure H, a quarter-cent sales tax approved by county voters in 2017, and replace it with a half-cent sales tax to create a dedicated revenue stream to address homelessness. Measure H had a 10-year lifespan, meaning it is set to expire in 2027. Measure A is expected to produce \$1.2 billion annually.

Tracie reported that the LACDA's new Rental Assistance Demonstration (RAD) Program Director has finally been identified and will come on board in mid-September. We have much to do when creating a strategic plan and developing RAD policies. As requested by Commissioner Knight, the RAD Director will provide an analysis at an upcoming HAC meeting of the pros/cons of tenant displacements resulting from RAD conversions.

Tracie reported that the LACDA's Housing Operations Division was designated a high performer for the 14th consecutive year. The first official New Standards for the Physical Inspection of Real Estate (NSPIRE) inspection was scheduled at Kings Road on September 4, 2024.

Tracie reported that the LACDA recently received notice of an award of HUD Veterans Affairs Supportive Housing (VASH) administrative fee funding of \$1,098,873. A total of \$20 million was made available nationwide. HUD also announced the publication of an update to the VASH Operating Requirements Federal Register Notice. This notice makes significant changes to the requirements and flexibilities in the VASH program. These updates are designed to improve access to and utilization of the VASH program as we continue the work to end homelessness among veterans. Significant updates to the VASH Operating Requirements include:

- New flexibility around verifying social security numbers (Section II.A);
- New requirement to accept self-certification of assets under \$50,000 and allow self-certification of zero-income (Section II.B);
- Exclusion of VA disability income for initial program eligibility
- Requirement to go up to 80% of Area Median-Income for program eligibility
- Allowing Zero Housing Assistance Payment VASH families to live in Project-Based Voucher (PBV) units made exclusively available to VASH families where there are on-site VASH VA services
- Allowing for non-competitive selection of PBV projects with units made exclusively available to VASH families on the site of a VA facility
- In addition to allowing public housing agencies (PHAs) to establish a VASH payment standard of up to 120% of FMR, PHAs can approve Exception Payment Standards as reasonable Accommodations up to 140%
- Allowing PHAs to set a separate minimum rent (or zero minimum rent) specifically for VASH families

The LACDA is convening regular meetings to discuss the Designated Service Provider opportunity that allows PHAs to take on some front-end work to help get veterans leased quickly. We still don't quite know our possible role in this space, but we are having meaningful conversations with VA and HUD leadership in D.C. to discuss this. HUD clarified that PHAs will not receive additional administrative fees for this work and cannot use existing fees to support the activities. One solution may be for us to contract with the LA County Department of Military and Veterans Affairs.

Finally, Tracie reported that HUD is requesting feedback on a pilot direct rental assistance program that would provide funds directly to tenants in lieu of the PHA paying rent to the property owners. In response to inquiries regarding direct rental assistance to families in place of a housing assistance payment to landlords, HUD is seeking comments on this concept for possible future policy development. HUD states that it may develop a direct rental assistance demonstration or pilot under the Moving to Work program or other new legislation if approved by Congress. The City of Philadelphia has a pilot program that provides direct rental assistance to families selected from its Housing Choice Voucher waiting list. The LACDA plans to submit comments to HUD.

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

Family Self Sufficiency Program Graduate

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

None

**Agenda Item No. 7 – Supplemental Funds Allocated to the Los Angeles County Development Authority for Fiscal Year 2024-2025 and Authorization to Execute Funding Agreements and Incorporate Additional Budget Authority**

On motion by Commissioner Suzuki, seconded by Commissioner Canoy, 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 with the County for the following programs, and to incorporate the funds into the LACDA's approved FY 2024-2025 budget:

- a. \$19,800,000 for Fair Housing Services and Open Doors Programs.
- b. \$65,000,000 from the Affordable Housing Development Trust Fund (AHTF) for the Notice of Funding Availability (NOFA) to provide capital funding for affordable housing developments and program administration.
- c. \$10,000,000 in Los Angeles County Housing Innovation Fund – Revolving Loan Fund Program to provide low-cost financing to developers of special needs and affordable housing.

Find that acceptance of supplemental funds for the LACDA's FY 2024-2025 budget are not subject to the California Environmental Quality Act (CEQA) because the actions are not defined as a project under CEQA.

**Agenda Item No. 8 – Contract for Elevator Maintenance and Repair Services**

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

Recommend that the Board of Commissioners:

Authorize the Executive Director or designee to execute, amend, and if necessary, terminate a one-year Contract with GMS Elevator Services, Inc. for elevator maintenance and repair services, with an annual compensation of up to \$400,000, in program funds included in the LACDA's approved Fiscal Year 2024-2025 budget and will be included in the proposed Fiscal Year 2025-2026 budget during the annual budget process, 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 Contract, as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual compensation of \$400,000 using funds to be included in the LACDA's annual budget approval process.

Authorize the Executive Director or designee to amend the Contract to modify the Statement of Work to add or delete sites, and services, and increase the compensation by up to \$40,000 (10%) per year as needed for unforeseen costs.

Authorize the Executive Director, or designee, upon his determination and as necessary and appropriate under the terms of the Contract, to terminate for convenience.

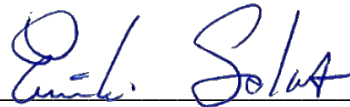
Find that approval of the Contract to provide elevator maintenance and repair services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

**Agenda Item No. 9 – Commissioner Comments or Suggestions for Future Agenda Items**

Commissioner Suzuki requested a future update on the status of the LACDA's rent arrears.

**The meeting was adjourned at 1:29 p.m.**

Respectfully submitted,

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

EMILIO SALAS  
Executive Director  
Secretary-Treasurer