



AGENDA

FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, SEPTEMBER 20, 2023, 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**

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



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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 16, 2023

4. **Report of the Executive Director**

5. **Presentations**

Resident Opportunities and Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) programs

Community Land Trust Partnership Program

6. **Public Comments**

Regular Agenda

7. **APPROVE RETROACTIVE PAYMENTS FOR FIRE ALARM MONITORING AND TESTING, FIRE SPRINKLER, EXTINGUISHER TESTING AND AS-NEEDED REPAIR SERVICES (All Districts)**

Recommend that the Board of Commissioners:

Find that the proposed action is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and the record of the project.

Approve retroactive payments to Majestic Fire Inc. for two invoices from the period of January 1, 2023, through April 30, 2023, totaling \$24,332.89 for fire alarm monitoring, fire sprinkler, extinguisher testing and as-needed repair services.

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 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, August 16, 2023

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 12:06 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 (teleconference)	
Kelli Lloyd	X	
Connor Lock	X	
Elda Mendez-Lemus	X	
Ruthie Myers	X	
Takao Suzuki	X (teleconference)	
Anna Swett	X (teleconference)	

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

On motion by Commissioner Lloyd, seconded by Commissioner Lock, with Commissioner Suzuki abstaining, the minutes of the Regular Meeting of July 19, 2023, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann provided an update on federal and State legislation. She reported that members of the House Freedom Caucus are demanding steeper cuts to the House’s already low funding levels for Federal Fiscal Year (FFY) 2024. Meanwhile, the Senate Committee on Appropriations completed its review of all 12 spending bills for FFY 2024 with bipartisan support.

Tracie reported that Congress adjourned for the August recess on July 27, with the U.S. Senate in recess until September 5 and the House in recess until September 12. Congress has until September 30 of each year to enact all 12 appropriations bills or pass a continuing resolution (CR) to keep the Federal government funded and avoid a shutdown. However, given the significant differences between the House and Senate FFY

2024 spending bills, members are raising alarms about a likely government shutdown come October 1.

Tracie reported on the Choice in Affordable Housing Act of 2023, introduced on July 13. The bipartisan legislation is intended to make utilizing HUD's Housing Choice Vouchers (HCV) easier, especially in high-opportunity neighborhoods with low poverty rates. The measure would authorize \$500 million in annual appropriations between FFY 2024 and FFY 2028 to create and finance the Herschel Lashkowitz Housing Partnership Fund. These funds would be used to recruit, train, and incentivize landlords to participate in the HCV Program. The bill requires HUD to designate additional metropolitan areas to employ Small Area Fair Market Rents to set standards based on ZIP codes. Units in buildings financed by other federal housing programs, such as the Housing Credit, the HOME Investment Partnership Program, or assisted by the Rural Housing Service, would meet the voucher inspection requirement if the unit has been inspected in the past year. To reduce delays and expedite the utilization of HCVs, landlords who are new to the program could also request a pre-inspection from a Public Housing Agency before selecting a voucher-holding tenant.

Tracie reported that California voters will soon get a third chance to expand rent control rules Statewide after the Secretary of State announced that supporters of a measure that would let cities put new restrictions on how much landlords can hike the rent had gathered enough signatures to put it on the November 2024 ballot. The Costa-Hawkins Rental Housing Act of 1995 currently limits local rent control regulations. The current rules prevent cities from limiting rents between tenants (allowing the units to hit market rate when a new tenant moves in) to establishing rent control on any unit first occupied after February 1, 1995, in single-family homes or condominiums. The newly qualified measure, the Justice for Renters Act, would repeal Costa-Hawkins. Similar propositions have been put to the public twice in recent years. Prop. 10 failed by 19 points in 2018, and Prop. 21 also failed by a similar margin in 2020. A more recent State law put a California-wide cap on rent hikes of no more than 5% plus inflation with an absolute maximum of 10%. Backers of the Act submitted more than 810,000 signatures and officials verified over 617,000 signatures—substantially more than the 546,651 valid California voter signatures required by its random sample count method to qualify the measure to go before voters in November 2024.

Tracie reported that on August 8, the Board of Supervisors approved a motion establishing a regional governance structure for homelessness. For background, the Board established the Blue-Ribbon Commission on Homelessness (BCRH) in 2021 to research and analyze various homelessness governance reports, study models nationwide, and provide feedback to the Board. The BRCH returned with seven recommendations, which the Board adopted last year. The August 8, 2023 action established an Executive Committee of elected officials to develop a plan to address homelessness, establish a common set of performance indicators, align resources, and provide oversight. It will consist of elected officials, city members, and a representative appointed by the Governor. There will also be a Leadership Table that acts as an advisory body supporting the Executive Committee.

Tracie reported that on August 2, the LACDA's Housing Assistance Division received notification of a new award of 169 HCVs enacted under the 2023 Consolidated Appropriations Act, which provided \$50 million for these new incremental vouchers. HUD's allocation formula was based on the local incidence of overcrowding and severe housing needs, the capacity to utilize additional vouchers expeditiously, and other relative factors. These vouchers come with special administrative fees to encourage and support efforts to reduce homelessness and assist survivors of domestic violence, dating violence, sexual assault, or stalking. These vouchers will come online effective September 1, 2023 and will be used to ensure secure housing for existing holders of an Emergency Housing Voucher.

Agenda Item No. 5 - Presentations

None

Agenda Item No. 6 - Public Comments

None

Agenda Item No. 7 – Approve Acceptance of Supplemental Funds Allocated to the Los Angeles County Development Authority for Fiscal Year 2023-2024 and Authorization to Execute Funding Agreements and Incorporate Additional Budget Authority (All Districts)

On motion by Commissioner Knight, 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 2023-2024 budget:

- a. \$75,000,000 from the Affordable Housing Trust Fund (AHTF) for the Notice of Funding Availability (NOFA) to provide capital funding for affordable housing developments and program administration.
- b. \$10,000,000 in AHTF to provide gap funding for affordable housing projects previously approved for NOFA financing.
- c. \$9,945,000 for Fair Housing Programs and Open Doors activities.
- d. \$540,000 for the Pilot Community Land Trust Partnership Program for rehabilitation of affordable housing properties.

Find that acceptance of supplemental funds for the LACDA's FY 2023-2024 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 Canoy requested information about her Family Self-Sufficiency program file.

Commissioner Suzuki commented on the reduction in property insurance options for affordable housing and the need for the County to address this issue.

Commissioner Mendez-Lemus also commented on the impact of property insurance on rising development and operating costs.

Commissioner Knight recommended that the LACDA work with our legislative advocates on possible legislative fixes to address the property insurance problem.

The meeting was adjourned at 12:46 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



September 20, 2023

TO: Housing Advisory Committee
 FROM: Aletheia Broom, Director *Y. Broom*
 Housing Assistance Division
 RE: **FSS PROGRAM UPDATE – AUGUST 2023**

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	333	As of September 1, 2023 , there were 297 Housing Choice Voucher (HCV) and 36 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	7	(6) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
CONTRACTS EXPIRED	2	(1) FSS contracts expired for Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	975 785 431 189 167 156 120 89 36 6 0 0	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Financial Literacy Credit Repair Home Ownership Counseling Youth Services Computer Training Other/Utility/Legal Aid/Covid-19/Child Care Services Small Business IDA Free Tax Prep Pop-up Sites
OUTREACH & COMMUNITY EVENT	3	FSS PCC Meeting, FSS Orientation, FSS Overview-w/Director LMU Program
GRADUATIONS	3	(1) Request for Graduation for Housing Choice Voucher (HCV) and (2) for Public Housing (PH).

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

Attachment



September 20, 2023

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

Dear Commissioners:

APPROVE RETROACTIVE PAYMENTS FOR FIRE ALARM MONITORING AND TESTING, FIRE SPRINKLER, EXTINGUISHER TESTING, AND AS-NEEDED REPAIR SERVICES FOR THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (ALL DISTRICTS)

SUBJECT

The Los Angeles County Development Authority (LACDA) is seeking authorization to make retroactive payments to Majestic Fire Inc. (formerly known as Omega Fire Protection and Kord Fire Protection) to provide fire alarm monitoring, fire sprinkler, extinguisher testing, and as-needed repair services for 68 public and affordable housing developments and one administrative building located throughout the County of Los Angeles.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. Recommend that the Board of Commissioners find that the proposed action 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.
2. Recommend that the Board of Commissioners approve retroactive payments to Majestic Fire Inc. for two invoices from the period of January 1, 2023, through April 30, 2023, totaling \$24,332.89 for fire alarm monitoring, fire sprinkler, extinguisher testing, and asneeded repair services.



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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will authorize the LACDA to make retroactive payments to Majestic Fire Inc. (Majestic) for services rendered at the LACDA's public housing sites.

From 2016 to 2021, the LACDA had a contract with Majestic to provide fire alarm monitoring services in addition to alarm, fire sprinkler, and extinguisher testing, and as-needed repair services at public and affordable housing developments throughout the County. After the expiration of the contract in 2022, the LACDA did not solicit new services in a timely manner, but Majestic continued to perform services. A new contract was subsequently solicited and awarded under a competitive solicitation with only one bid received. A new contract was awarded to Majestic with a term start date of May 1, 2023.

During the period from January 2022 to April 2023 when the LACDA did not have a contract in place, invoices totaled \$122,469.61 for regular and maintenance services performed by Majestic. Of this amount, \$98,136.72 was during the calendar year 2022 and has been paid to Majestic under the Executive Director's delegated authority of up to \$100,000. The remaining \$24,332.89 is for two outstanding invoices from the period of January 1, 2023 to April 30, 2023. The LACDA is seeking Board approval to pay this outstanding amount for services rendered.

FISCAL IMPACT/FINANCING

There is no impact on the County General fund or Federal funds. There are two unpaid invoices totaling \$24,332.89. The services will be paid by LACDA General Fund which are included in the LACDA's approved Fiscal Year 2023-2024 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In 2016, the LACDA conducted a competitive solicitation to provide daily standardized fire alarm monitoring services in addition to alarm, fire sprinkler, and extinguisher testing, and as-needed repair services for 68 public and affordable housing developments and one administrative building located throughout the County of Los Angeles. The contract was awarded to Omega Fire Protection and approved by the Board of Commissioners on November 9, 2016 with a start date of December 1, 2016 and a term of five years. During this term, Omega Fire Protection was acquired by Majestic.

The LACDA is seeking urgent payment for these critical services rendered without a contract in place. The LACDA recognizes this presents a retroactive contract issue and is currently working to address the issue with appropriate corrective action plans in place to prevent this from happening in the future. The services were deemed necessary as per the safety and fire code for the safety of public housing residents and LACDA employees.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3), because it involves maintenance activities that will not have a physical impact on or result in any physical changes to the environment. These actions are exempt from the provisions of CEQA pursuant to State CEQA Guideline 15301 because it involves activities that do not have the potential to cause a significant effect on the environment.

IMPACT ON CURRENT PROGRAMS

Approval of this request will allow payment for critical fire alarm monitoring and testing, fire sprinkler, extinguisher testing, and other related services provided to our housing sites.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Emilio Salas".

EMILIO SALAS
Executive Director