"We build better lives and better neighborhoods."

AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 18, 2026, 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

1. **Call to Order**

2. **Roll Call**

Zella Knight, Chair
James Brooks, Vice Chair
Tara Barauskas
Mary Canoy
Crystal Clark
Renee Contreras
Connor Lock
Ruthie Myers
Takao Suzuki
Anna Swett
Pamela Williams

3. Reading and Approval of the Minutes of the Previous Meeting(s)

Regular Meeting of September 16, 2026

4. Report of the Executive Director

5. Presentations

Family Self-Sufficiency Program Graduate

Public Housing Energy Efficiency Upgrades

Public Housing Assessment System (PHAS) Financial Score

6. Public Comments (3 minutes each speaker)

Regular Agenda

7. Acceptance of Supplemental Funds Allocated to the LACDA for Fiscal Year 2026-27 and Authorization to Execute Funding Agreements and Incorporate Additional Budget Authority

Recommend that the Board of Commissioners:

Find that approval of Contracts for pest control services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.

Authorize the Executive Director or designee to execute Contracts with Innovative Pest Solutions (IPS) and Intergrated Pest Control Management Inc. (IPCM) to provide pest control services for an initial term of one year with four one-year extension options. The maximum aggregate annual Contract amount for the initial Contract term is $220,000, using program funds included in the LACDA's approved Fiscal Year (FY) 2026-2027 budget, following approval as to form by County Counsel.

Authorize the Executive Director or designee to exercise each of the four renewal options using funds to be requested through the LACDA's annual budget approval process. Should the LACDA exercise the options to extend the Contracts for four additional one-year periods, the maximum aggregate Contract amount of each extension year is $220,000, with a five-year maximum Contract amount of $1,100,000. The approval of County Counsel as to form will be obtained prior to executing such amendments.

Authorize the Executive Director or designee to execute amendments for: a) Instances which affect the scope of work, Contract term, Contract sum, payment terms, or any term or condition; b) Additions and/or changes required by the Board or the LACDA; c) Contractor assignment and delegation of an agreement resulting from acquisitions, corporate mergers, business decisions or possible changes in ownership, and for contractors' name changes; d) Changes to be in compliance with applicable federal, State, and County regulations; and e) Increases or decreases of no more than ten percent (10%) of the current total Contract maximum amount based on the contractor's performance, LACDA's needs, and/or funding availability. The approval of County Counsel as to form will be obtained prior to executing such amendments.

Authorize the Executive Director or designee to terminate the Contracts for contractor default or for convenience of the LACDA, upon review and approval by County Counsel.

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, September 16, 2026

The meeting was convened 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 12:08 p.m.

Roll Call	**Present**	**Absent**
Zella Knight		X
James Brooks	X	
Tara Barauskas		X
Mary Canoy	X	
Crystal Clark	X	
Renee Contreras	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 Contreras, with Commissioners Clark and Myers abstaining, the minutes of the Regular Meeting of August 19, 2026, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann reported that on September 11, 2026, Los Angeles Continuum of Care (CoC) Board released a Request for Qualifications (RFQ) for Homeless Management Information System (HMIS) Lead, Point-in-Time (PIT) Count Administrator, Coordinated Entry System (CES) Management Entity, and Collaborative Applicant. The RFQ is intended to identify an entity or entities to take on this work after June 30, 2027, when U.S. District Judge David O. Carter ruled that the Los Angeles Homeless Services Authority (LAHSA) can no longer operate in these capacities. The CoC Board was scheduled to consider the RFQ applicants on October 7, with full membership considering the proposed applicants on October 9, ahead of the October 13 deadline established by Judge Carter for the LA CoC to submit its evaluation report. The County's Department of Homeless Services and Housing (HSH) submitted its intent to apply, with the goal of taking over all four components mentioned earlier.

Tracie provided an update on the LAHSA v. Trump, et al. lawsuit, reporting that the Ninth Circuit Court issued an order temporarily staying certain parts of Judge Carter's preliminary injunction that was to remain in effect through October 27, 2026, while the Court considers the government's emergency motion for a stay pending appeal. The Court explained that this is only an "administrative stay," meaning it is intended to preserve the status quo while the Court considers the government's motion. The administrative stay does not reflect a decision on the merits of the government's appeal or its request for a longer stay. For now, the Ninth Circuit has stayed certain portions of the district court's order, ultimately walking back the following actions:

- Requiring the U.S. Department of Housing and Urban Development (HUD) to distribute approximately $241 million;
- Reinstating LAHSA as the Collaborative Applicant, HMIS Lead, CES Coordinator, and PIT Count Administrator for the 2026 fiscal year funding cycle;
- Requiring HUD to respond to LA CoC's evaluation of applicants for those roles for the 2027 fiscal year; and
- Requiring HUD to execute signed agreements for approved LA CoC grants for the 2025 fiscal year.

Other portions of the district court's order remain in effect, including requirements that the LA CoC take certain actions, that a status conference be held, and that the government preserve and lodge the administrative record. The temporary administrative stay will remain in place until the Ninth Circuit rules on the government's motion for a stay pending appeal. The LACDA has been monitoring the appeal and working with HSH and the County's Chief Executive Office (CEO) to assess any operational and financial impacts from this order. There is a possibility the LACDA may have to step in to apply for the CoC grant funds on behalf of the LA County region since LAHSA is currently unable to continue as the LA CoC's Collaborative Applicant.

Tracie reported that the LAHSA Commission voted not to apply to continue its roles under the current RFQ process. LAHSA stated that with both the City of Los Angeles and County HSH preparing their own applications, competing against LAHSA's founding partners would only fracture regional collaboration during an already complex time. The statement further shared that the Ninth Circuit's administrative stay creates further uncertainty about LAHSA's current eligibility to compete in the RFQ process. LAHSA plans to continue to fulfill its ongoing responsibilities to the CoC until those duties transition to a new entity or entities. LAHSA also has agreements with the City of Los Angeles to manage extensive programs and contracts through the end of this fiscal year on June 30, 2027.

Tracie reported that HUD issued a new federal register, "Notice of Research Justifying Additional Incentives for Certain Activities to Reduce Homelessness", which seeks public comment on activities HUD proposes to encourage through the CoC program. HUD claims that these activities are proven to be effective at reducing homelessness or preventing homelessness, and HUD invited public comment through October 13 on these proposed activities before incentivizing communities to adopt them as part of their CoC funding applications.

Tracie reported that Federal Fiscal Year (FFY) 2027 was set to begin on October 1, 2026; and on September 1, 2026, the U.S. House of Representatives voted to approve the Senate-passed Continuing Resolution (CR) to keep the Federal government funded through December 11, 2026. The CR removed the possibility of a government shutdown before the midterm elections. The Senate had passed the CR by an overwhelming 90-6 vote before leaving for the August recess. The measure received strong bipartisan support in the House as well, passing 370-48. The bill was signed by the President on September 2, 2026. Beyond avoiding a government shutdown, the CR contains several important provisions for the housing and voucher programs.

- Section 153(a) allows HUD to use unobligated voucher funding from FFY 2026 and prior fiscal years to address voucher shortfalls, with the exception of unobligated HUD-VASH and Family Unification Program funds.
- Section 153(b) authorizes HUD to provide Tenant Protection Vouchers to Emergency Housing Voucher (EHV) households, rather than providing EHV shortfall funding. This is vital for public housing agencies without the resources to assist EHV families in the long-term, once EHV funding is exhausted.

Tracie explained that while the LACDA appreciates the preemptive CR, it still equates to a funding cut because we are operating programs under the last FY's appropriations without consideration or additional allocations to account for increasing costs. The LACDA will continue monitoring congressional decisions regarding funding before the current CR expires in December.

Tracie reported that a coalition of cities and counties, including New York City, San Francisco, Seattle, and King County, filed a joint lawsuit on September 14 challenging the Trump administration's public charge rule. The federal rule change would expand immigration agents' discretion to deny green cards or visas to individuals deemed likely to become a "public charge," those who rely on certain public assistance and social safety net programs.

Tracie provided an update on the 16 site-based waiting lists that opened on August 17 and closed on September 16. The most recent figures showed that over 22,000 individuals applied, with over 87,000 applications across all 16 waiting lists. This means that each person applied to an average of four site-based waiting lists.

Finally, Tracie provided an update on the Foster Youth to Independence (FYI) vouchers that HUD made available on a non-competitive basis, which are funded nationally with $38 million. The LACDA submitted interest in administering 70 new FYIs, but HUD had not given a timeline by which it will award the vouchers. Tracie has been in contact with other PHAs to find ways to collaborate and expand the availability of FYI vouchers regionally. The County Department of Children and Family Services has referred roughly 275 potential FYI clients to 6 public housing agencies, including the LACDA, with another 75 referrals planned in the foreseeable future.

Agenda Item No. 5 – Presentations

Family Self-Sufficiency Program Graduate

Agenda Item No. 6 – Public Comment

None

Agenda Item No. 7 – Acceptance of Supplemental Funds Allocated to the LACDA for Fiscal Year 2026-27 and Authorization to Execute Funding Agreements and Incorporate Additional Budget Authority

On motion by Commissioner Myers, seconded by Commissioner Williams, with Commissioners Myers and Suzuki 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 with the County for the following programs, and to incorporate the funds into the LACDA's approved FY 2026-27 budget:

a. $52,588,000 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.

b. $20,000,000 for the Portfolio Preservation Program to stabilize and preserve affordability of existing affordable housing projects.

c. $9,685,000 for Fair Housing Services and the Open Doors Program.

d. $425,000 for the South County Public Housing Scattered Sites.

e. $200,000 for façade repairs at the Norwood Library.

Authorize the Executive Director, or designee, to enter into a contract with Housing Rights Center in the amount of $831,600 for Fair Housing Services through December 31, 2027.

Find that acceptance of supplemental funds for the LACDA's FY 2026-27 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 – Commissioner Comments or Suggestions for Future Agenda Items

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

EMILIO SALAS
Executive Director
Secretary-Treasurer

LACDA
Los Angeles County Development Authority

November 18, 2026

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

SUBJECT: FSS PROGRAM UPDATE – OCTOBER 2026

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	337	**As of November 1, 2026**, there were 308 Housing Choice Voucher (HCV) and 29 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	14	(14) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	2	FSS contracts expired for Housing Choice Voucher and Self-terminated (HCV) (2) and (0) for Public Housing (PH).
REASONS FOR CONTRACTS EXPIRED		Employment (0); ITSP (0); Welfare-free (1); Self-Terminated (1)
DIRECT ASSISTANCE REFERRALS	831 799 790 461 404 486 217 410 0 377 1042 0	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Financial Literacy Home Ownership Counseling Credit Repair Other/Utility/Legal Aid/Childcare Services Computer Training Small Business Youth Services Other: Community Resource Events Free Tax Prep Pop-up Sites
OUTREACH & COMMUNITY EVENT	0	
GRADUATIONS	4	(4) Request for Graduation for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).

2025 Graduates	34	**CY 2025**, there were (24) Housing Choice Voucher (HCV) and (10) Public Housing (PH) FSS graduates.
Transitioned out of Housing Subsidy	4	(3) Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
Homeownership	1	(1) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	1 0 6 11 26 12 0 0 31 29 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care
2026 YTD Graduates	23	CY 2026, there were (23) Housing Choice Voucher and (0) Public Housing (PH) FSS graduates
Transitioned out of Housing Subsidy	2	(2) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
Homeownership	0	(0) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	0 0 9 8 17 8 0 0 18 19 0 0	GED High School Post Secondary Vocational/Job Training Job Search/Job Placement Job Retention Transportation Health Services Mentoring (Credit and Budget counseling) Homeownership Counseling Individual Development Account (IDA) Child Care

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

November 18, 2026

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

Dear Commissioners:

RECOMMENDATION TO AWARD CONTRACTS TO PROVIDE PEST CONTROL SERVICES
(ALL DISTRICTS)

SUBJECT

This letter requests approval to award and execute two Contracts to provide pest control services to the Los Angeles County Development Authority (LACDA) on an as-needed basis, with Stafford Environmental Services, Inc. dba Innovative Pest Solutions (IPS) and Intergrated Pest Control Management Inc. (IPCM).

IT IS RECOMMENDED THAT THE COMMITTEE RECOMMEND THAT THE BOARD OF COMMISSIONERS:

1. Find that approval of Contracts for pest control services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.

2. Authorize the Executive Director or designee to execute Contracts with IPS and IPCM to provide pest control services for an initial term of one year with four one-year extension options. The maximum aggregate annual Contract amount for the initial Contract term is $220,000, using program funds included in the LACDA's approved Fiscal Year (FY) 2026-2027 budget, following approval as to form by County Counsel.

3. Authorize the Executive Director or designee to exercise each of the four renewal options using funds to be requested through the LACDA's annual budget approval process. Should the LACDA exercise the options to extend the Contracts for four additional one-year periods, the maximum aggregate

Contract amount of each extension year is $220,000, with a five-year maximum Contract amount of $1,100,000. The approval of County Counsel as to form will be obtained prior to executing such amendments.

4. Authorize the Executive Director or designee to execute amendments for: a) Instances which affect the scope of work, Contract term, Contract sum, payment terms, or any term or condition; b) Additions and/or changes required by the Board or the LACDA; c) Contractor assignment and delegation of an agreement resulting from acquisitions, corporate mergers, business decisions or possible changes in ownership, and for contractors' name changes; d) Changes to be in compliance with applicable federal, State, and County regulations; and e) Increases or decreases of no more than ten percent (10%) of the current total Contract maximum amount based on the contractor's performance, LACDA's needs, and/or funding availability. The approval of County Counsel as to form will be obtained prior to executing such amendments.

5. Authorize the Executive Director or designee to terminate the Contracts for contractor default or for convenience of the LACDA, upon review and approval by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of these Contracts with IPS and IPCM is to provide pest control services at the LACDA's administrative buildings and public housing developments located throughout Los Angeles County.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Contracts for pest control services will be funded with an aggregate amount of $220,000 of program funds allocated by the U.S. Department of Housing and Urban Development (HUD) for FY 2026-2027 and other Federal, State, and County funds included in the LACDA's approved FY 2026-2027 budget. The Contracts may be renewed for a maximum of four additional years, in one-year increments, at the same rate of compensation, contingent upon satisfactory performance and continued funding from HUD. Funds for years two through five of the Contracts, if extended, will be requested in the LACDA's annual budget approval process. The maximum amount for the five-year term, including 10% pool dollars, will be $1,210,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The LACDA maintains administrative buildings and 68 housing developments that include over 3,229 residential units throughout the County. IPS and IPCM will provide routine pest control services at the LACDA's administrative buildings and public housing

developments utilizing integrated pest management techniques approved by the State of California. The routine pest control services include monthly interior and exterior spraying. Quarterly and semi-annual spraying and bait station replacement will also be performed as specified by LACDA in the Contract. Additional pest control services will be provided on an as-needed basis, including but not limited to flea control, roach control, bed bug treatment, beehive services, wasp nest services, rodent control, moth control, stray cat trapping, and termite control.

The proposed services are being primarily federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los Angeles. Instead, both contractors must comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Contracts incorporate all current Board-mandated provisions, including those pertaining to contractor responsibility and debarment, including but not limited to, Jury Service Program, Defaulted Property Tax Reduction Program, Federal Lobbyist Requirements, Child Support Program, the Safely Surrendered Baby Law, Compliance with County of Los Angeles Policy of Equity, Zero Tolerance Human Trafficking, Fair Chance Employment Practice, and Campaign Contribution Prohibition Following Final Decision in Contract Proceeding.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (b) (3), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of CEQA pursuant to State CEQA Guidelines 15301 because it involves maintenance activities and does not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

On August 14, 2026, the LACDA issued a Request for Proposals (RFP) to identify contractors to provide pest control services on an as-needed basis for a one-year period with the option to extend for four additional one-year periods, for a maximum total Contract term of five years. The RFP was posted on the LACDA's solicitation website OpenGov and County WebVen for 26 days. On September 8, 2026, four proposals were received. One proposal did not meet the minimum RFP requirements and was determined to be non-responsive. The remaining three proposals were evaluated based on the RFP requirements and rating process. IPS and IPCM were selected as the most qualified contractors to provide pest control services for the LACDA.

The Summary of Outreach Activities is provided as Attachment A.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed Contracts will allow the LACDA to continue to provide needed pest control services for the LACDA's administrative buildings and public housing developments located throughout Los Angeles County.

Respectfully submitted,

EMILIO SALAS
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities
Pest Control Services

On August 14, 2026, the following outreach was initiated to identify companies to provide pest control services for the LACDA on an as-needed basis.

A. Announcement and Distribution of Request for Proposals (RFP)

On August 14, 2026, announcements were posted on the LACDA's solicitation website OpenGov and County WebVen websites for 26 days and released over 2,660 email notices to pest control service providers identified on both websites. In the solicitation for pest control services, 27 vendors downloaded a copy of the solicitation package.

B. Request for Proposal Results

On September 8, 2026, four companies submitted proposals for pest control services. The proposal from SCV Pest Services did not meet the minimum requirements outlined in the solicitation package and was determined to be non-responsive. The remaining three proposals met the minimum requirements and were evaluated based on RFP requirements and the rating process. IPS and IPCM were selected to provide pest control services for the LACDA. The final scores were as follows:

Proposers	Score
Innovative Pest Solutions	875
Intergrated Pest Control Management, Inc.	757
Orkin Services of California, Inc.	745

C. Minority/Woman Ownership

Proposers	Ownership
Innovative Pest Solutions	Minority Business Enterprise
Intergrated Pest Control Management, Inc.	Non-Minority
Orkin Services of California, Inc.	Non-Minority
SCV Pest Services	Minority Business Enterprise

The LACDA conducts ongoing outreach to include minorities and women in the contract award process, including providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended Contract award is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.