



AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 19, 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.
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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 August 17, 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**

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

6. **Public Comments**

Regular Agenda

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**

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.

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.

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

Wednesday, August 17, 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 12:06 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 Swett, seconded by Commissioner Suzuki, the minutes of the Regular Meeting of July 20, 2022 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann welcomed attendees to the Alhambra office for the first in-person Housing Advisory Committee meeting since the COVID-10 emergency began.

Tracie provided an update on federal legislation affecting the LACDA. On July 28, the U.S. Senate Appropriations Subcommittee for Transportation, Housing and Urban Development (THUD) released its draft spending bill for Federal Fiscal Year (FFY) 2023. The Senate bill would provide over \$30 billion for Housing Choice Vouchers, which is an increase of \$2.8 billion over FFY 2022-enacted levels and likely enough funding to renew all existing Housing Assistance Payment (HAP) contracts, given current data. However, the proposal provides significantly less funding to expand vouchers to assist households than the funding proposed by the House or President Biden; the House bill would provide an additional 140,000 households with rental assistance, whereas President Biden’s budget request would provide an additional 200,000 households with rental assistance.

The Senate bill would only expand rental assistance to approximately 5,000 additional households. The Senate bill proposes to increase funding for some HUD programs (HOME, Section 8 Administrative Fees and Community Development Block Grant) compared to FFY 2022, in some cases above the levels proposed by the House. On the other hand, some programs are recommended for lower funding (Project Based Rental Assistance, Homeless Assistance Grants, Public Housing Capital Fund, and general-purpose vouchers). Level funding is proposed for the Public Housing Operating Fund.

It is expected that Congress will need to enact a continuing resolution (CR) to keep the government open past the start of the new fiscal year on October 1, 2022, and to provide leadership with more time to negotiate, draft, and enact final spending bills by the end of the calendar year.

Separately, the Senate recently held three hearings on the Housing Crisis since July 19th to discuss drivers and solutions to homelessness and the affordable housing crisis. They also discussed HCVs, a middle-income housing tax credit and zoning issues. Democrats and Republicans emphasized the supply shortage in the housing market and praised the Low-Income Housing Tax Credit (LIHTC) as an effective program. Moreover, both Democrats and Republicans advocated for passing the Affordable Housing Credit Improvement Act and the Neighborhood Homes Improvement Act to increase the supply of affordable housing.

Tracie also provided an update on legislative activity at the State of California level, specifically Senate Bill 1177, which would utilize \$23 million to establish a trust fund to boost affordable housing in the Cities of Pasadena, Glendale, and Burbank. The bill has been approved by the State Legislature and is headed to the Governor's desk for his signature. SB 1177 creates an affordable housing regional trust among the three cities and would help finance affordable housing.

The devastating impact of the soaring price of housing can be seen through the State's regional housing assessment, which found that Southern California cities have not done enough to comply with new, stricter laws designed to promote greater development across California. The State needs to build 2.5 million homes by 2030 to address its current housing shortage. Of those, at least 1 million homes must be affordable to low-income households.

Tracie reported that the LACDA was recently notified of our approval to participate in HUD-Veterans Affairs Supportive Housing (VASH) Collaborative Case Management (CCM) pilot, which is a joint effort in concert with LA County Department of Health Services and the VA Greater Los Angeles Healthcare System, to provide VASH assistance to veterans who are other-than-honorably discharged from service. The National Defense Authorization Act for Fiscal Year 2021, which was enacted into law on January 1, 2021, expanded HUD-VASH eligibility. VA Medical Centers can use flexibility under the existing HUD-VASH program where former service members who are ineligible for VA health care services, excluding former service members with a Dishonorable or Bad Conduct – General Court Martial discharge status will be eligible to receive VASH

vouchers and VASH Case management services. Vouchers made available for this purpose represent an understanding between the local VA medical center, the housing authority, and community partners that there is a local need and sufficient HUD-VASH voucher capacity to serve ineligible former service members while still meeting the needs of VA-eligible Veterans. With this pilot, there must be a designated non-VA provider who will provide case management and supportive service utilizing the principles of Housing First.

The County Department of Health Services (DHS) will be the service provider to partner with the LACDA to provide referrals, case management and supportive services. This will also be provided to the Housing Authority of the City of Los Angeles as they also applied to be part of the CCM pilot. The VA's role will be to conduct initial eligibility screenings to determine Veterans' service, housing needs to be met through the CCM pilot, and if eligible for VASH assistance. DHS will work with the VA for veterans previously deemed ineligible for assistance, to certify that the veteran is eligible for VASH enrollment and require intensive case management. The LACDA intends to allocate up to 15% of its VASH allocation, which is the required maximum percentage, but no more than 400, whichever is less.

Finally, Tracie reported that during the early morning hours of Thursday, August 11, 17-year-old Jaime Castellano was fatally stabbed at the Nueva Maravilla Public Housing site. This was very devastating to residents and staff at the site. A communication was sent to all Nueva Maravilla residents and a community meeting took place the following evening, and a debriefing with staff occurred the following Monday. The team remains in contact with the victim's family to offer services and resources. The new Operations Manager, Toni Lopez and the Nueva Maravilla team did a phenomenal job communicating with law enforcement and engaging the community and employees expeditiously.

Agenda Item No. 5 - Presentations

Foster Youth to Independence (FYI) Lease-Up Story

Agenda Item No. 6 - Public Comments

Sarah Richardson, West Knoll resident

Agenda Item No. 7 – Construction Contract for the Arizona & Olympic Family Public Housing Development Bathroom Upgrades Project Phase II (District 1)

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

Recommend that the Board of Commissioners:

Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA).

Approve the proposed Project and adopt the plans and specifications that are on file in the Los Angeles County Development Authority (LACDA) Construction Management Unit for Project number LACDA22-032 Arizona & Olympic Family Public Housing Development Bathroom Upgrade Project Phase II.

Award a Contract to Imperial Brothers, the apparent lowest responsive and responsible bidder, in the amount of \$249,820, to renovate the bathrooms and replace the vinyl composite tiles (VCT) in two laundry rooms at the Arizona & Olympic Family Public Housing Development in 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 \$24,982, which represents 10% of the \$249,820 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 \$274,802 in Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the LACDA's approved Fiscal Year 2022-2023 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 – Amendment to Trash Removal Services Contract (All Districts)

On motion by Commissioner Lock, seconded by Commissioner Swett, the following was approved:

Recommend that the Board of Commissioners:

Find that approval of an amendment to the existing Contract is not subject to the provisions of the California Environmental Quality Act (CEQA).

Authorize the Executive Director or designee to execute an amendment to its Contract with Athens to increase the annual compensation to \$1,030,000, using program funds included in the LACDA's approved Fiscal Year 2022-2023 budget, following approval as to form by County Counsel.

Authorize the Executive Director or designee to execute amendments to its Contract for up to two one-year extensions, at the same annual amount not to exceed \$1,030,000, using funds to be included in the LACDA's budget approval process, and following approval as to form by County Counsel.

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

Commissioner Contreras requested a report on safety and community policing at Public Housing sites.

Commissioner Myers requested an update on the cleanup of paint cans at the South Bay Gardens Apartments.

Commissioner Lloyd requested a report on the Chesapeake Apartments in the Second Supervisorial District.

Commissioner Williams recommended providing training for new Commissioners as we return to in-person meetings.

Commissioner Knight recommended providing Commissioners with information about each of the Public Housing sites and staff contacts. She also required a report on community policing.

The meeting was adjourned at 1:19 p.m.

Respectfully submitted,



EMILIO SALAS
Executive Director
Secretary-Treasurer



October 19, 2022

TO: Housing Advisory Committee

FROM: Tracie Mann
Chief of Programs

SUBJECT: RESPONSE TO HOUSING ADVISORY BOARD MEETING COMMENTS

During the Housing Advisory Committee meeting on Wednesday, August 17, 2022, there were Public and Commissioner comments raised that required a response and/or follow-up actions. Please let me know if you have any questions.

- a) Public Comment/Commissioner Myers requested Community Policing Program and REAC NSPIRE Voluntary Demonstration Participation update.

Response: An update on CPP and NSPIRE will be presented at the October HAC meeting.

- b) Public Comment/Sarah Richardson (West Knoll): Concerned with apartment break-in yesterday. Someone moved/tampered with my stove. Also, no resident parking is available due to all the people onsite (live-in aides, etc). For example, an old car has just been sitting there for a year. Ms. Richardson was previously offered to move to another location and she is now willing to accept the transfer. Staff will need to have CPP do a West County parking lot sweep, including a parking permit project.

Response: The HOD Director, Twima Earley, spoke with Ms. Richardson after the HAC meeting and has reached out to check in several times since. Ms. Earley attempted to contact Ms. Richardson on September 6, 2022; however, her phone was disconnected. Ms. Earley then requested staff conduct a wellness check on September 7, 2022. (The Resident Manager attempted to visit Ms. Richardson several times, but she did not answer the door).

The Resident Manager is updating parking permits and requests for parking spaces to ensure all residents on waitlist have a parking stall. In addition, we are taking 13 guest parking spaces for resident use. A request was made to the CPP team to set up a West County parking lot sweep and begin a parking permit project to allow residents with cars registered to their address, but do not have a permit, obtain a permit before any towing operations commence. Other vehicles not registered to the site will receive a warning. A follow up project will be conducted that will include towing unauthorized vehicles.

- c) Commissioner Myers: Requested that the LACDA add trash separation agenda items to Community Meetings, Resident Council meetings to help get word out.

Response: As we roll out the SB1383 – Organic Collection and resident training, we will make sure to reach out to the Resident Councils and plan plenty of community outreach efforts, including adding incentives to motivate residents to participate. We are currently contacting vendors to provide residents with a 2.4-to-3.0-gallon compost container.

- d) Commissioner Myers: Requested paint and concrete removal from South Bay Gardens parking lots.

Response: The Chief of Programs and HOD Director visited the site and viewed the concrete and paint cans that are stored in the parking lot. Staff is diligently working to remove the old cans from the site, however there are limited disposal areas. Staff must pour solvent into the paint cans and allow the contents to dry and harden and are then only allowed to discard the paint cans in small amounts. Designated senior sites do not have much storage space, thus, the HOD staff utilizes a small portion of the parking areas for storage. We will continue to work on reducing and eliminating the additional cans and concrete slabs as soon as possible. We appreciate your patience as we are in the process of creating more offsite office and storage spaces.

- e) Commissioner Contreras: Reported trash bins at Maravilla filled with furniture, with no room for regular trash.

Response: The HOD Director directed staff to send out a reminder to residents about how to properly dispose of bulky items, and to remind staff that bulky items resulting from a vacancy turnover should not be discarded in dumpsters designated for resident use. In addition, staff will ensure there is proper signage posted to deter trespassing and illegal dumping. We have increased the trash pickup to daily collections (M, T, W, Thurs, F) from the original M-W-F schedule. The containers cannot be upgraded to larger ones because the areas where the containers are located cannot accommodate anything larger-. The trash bins are only over-flowing for the Monday pickup due to illegal dumping over the weekend. For the remainder of the week, the current trash bins and pickup frequency are sufficient.

- f) Commissioner Contreras: Crime is not reported to HAC. East Los Angeles Sheriff's Station/Sheriff's Department does not come out unless you say someone has a gun. Need more officers, security for safety at Maravilla.

Response: The Maravilla Property Manager and HOD Director met with Commissioner Contreras on October 3, 2022 to discuss concerns and develop a plan of action to address issues raised.

- g) Commissioner Knight: Requested we provide LACDA program information to HAC members, and to add CPP presentation to the next agenda.

Response: CPP presentation will be provided at the October HAC meeting. Don Swift and Sergeant Wade will be presenting on CPP. Norma Clarke and Toni Lopez will present on NSPIRE.



October 19, 2022

TO: Housing Advisory Committee

FROM: Aletheia Broom, Director
Housing Assistance Division

RE: **FSS PROGRAM UPDATE – SEPTEMBER 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	320	As of October 1, 2022, there were 270 Housing Choice Voucher (HCV) and 50 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	1	(1) Housing Choice Voucher (HCV)
CONTRACTS EXPIRED	1	(3) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	1,069	<ul style="list-style-type: none"> 333 Job Referrals 168 Work Source/Job Fairs 200 Credit Repair 160 Financial Literacy 104 Educational/Vocational/Job Training 138 Other/Utility/Legal Aid/Covid-19/Child Care Services 111 Home Ownership Counseling 0 Computer Training 0 Youth Services 0 LACDA Home Ownership Program 0 Small Business 0 Scholarship
OUTREACH & COMMUNITY EVENT	0	
GRADUATIONS	1	(1) 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) 586-1670.

Attachment

Los Angeles County Development Authority

Contract Status Report



District	Project Name	PM Web No.	Contractor Name	Original Contract Amount	Current Contract Amount	% COR	Approved Payments	% Complete	Status
1st	Nueva Maravilla Roof Replacement	47	ALLSTATE ENGINEERING	\$3,015,125.00	\$2,212,364.14	-36%	\$2,101,745.93	100%	Completed
1st	Herbert Kitchen Rehabilitation	65	HARBOR COATING AND RESTORATION	\$498,363.84	\$540,297.67	8%	\$504,047.10	93%	Construction
1st	East County Window Replacement	110	PUB CONSTRUCTION INC.	\$293,991.80	\$293,991.80	0%	\$195,504.55	67%	Construction
1st	Vacant Unit Rehab & Abatement	135	PUB CONSTRUCTION INC.	\$1,103.55	\$1,103.55	0%	\$1,103.55	100%	Contract
1st	Vacant Unit Rehab & Abatement	135	PUB CONSTRUCTION INC.	\$33,269.03	\$33,269.03	0%	\$31,605.58	95%	Contract
1st	Francisquito Villa Kitchen Rehab	146	HARRY H JOH CONSTRUCTION INC	\$1,664,834.31	\$1,664,834.31	0%	\$127,260.71	8%	Construction
1st	Maravilla Admin & Community Center Exterior Trim Repair & Painting	157	HARRY H JOH CONSTRUCTION INC	\$8,412.65	\$8,412.65	0%	\$8,412.65	100%	Construction
1st	Maravilla Admin & Community Center Exterior Trim Repair & Painting	157	HARRY H JOH CONSTRUCTION INC	\$95,422.76	\$95,422.76	0%	\$95,422.76	100%	Construction
1st	Francisquito Villa Wood Replacement & Painting	165	THOMASVILLE CONSTRUCTION, INC.	\$58,181.40	\$58,181.40	0%	\$27,636.17	48%	Construction
1st	Nueva Maravilla "Rosas" Pipe Coating	167	PIPE RESTORATION INC.	\$1,510,373.00	\$1,554,022.25	3%	\$1,162,990.81	75%	Construction
1st	Centro De Ninos Site Upgrade	195	THOMASVILLE CONSTRUCTION, INC.	\$72,172.46	\$72,172.46	0%	\$0	0%	Pre-Development
1st	Nueva Maravilla Childcare Upgrade Project	179	THOMASVILLE CONSTRUCTION, INC.	\$80,406.79	\$73,874.65	-9%	\$70,180.92	95%	Construction
1st	East County Senior Patio Furniture/Shade Structure Project	189	THOMASVILLE CONSTRUCTION, INC.	\$149,898.93	\$149,898.93	0%	\$86,977.73	58%	Plan Development
1st	East County Senior Patio Furniture/Shade Structure Project	189	THOMASVILLE CONSTRUCTION, INC.	\$185,881.52	\$185,881.52	0%	\$112,181.15	60%	Plan Development
1st	Arizona & Olympic Wood Fascia Replacement	147	THOMASVILLE CONSTRUCTION, INC.	\$59,586.46	\$59,586.46	0%	\$28,303.57	48%	Construction
1st	JJCPA Office Painting & Flooring	200	THOMASVILLE CONSTRUCTION, INC.	\$21,988.44	\$21,988.44	0%	\$20,889.02	95%	Construction
1st	Cedros Roof Replacement	207	THOMASVILLE CONSTRUCTION, INC.	\$1,299,966.10	\$1,299,966.10	0%	\$0	0%	Construction
2nd	90th and 91st Street Site Upgrades	141	HARRY H JOH CONSTRUCTION INC	\$23,795.84	\$23,795.84	0%	\$22,606.05	95%	Construction
2nd	90th and 91st Street Site Upgrades	141	HARRY H JOH CONSTRUCTION INC	\$159,827.99	\$159,827.99	0%	\$159,827.99	100%	Construction

Los Angeles County Development Authority

Contract Status Report



2nd	Southbay Gardens Carport Roofs	132	HARRY H JOH CONSTRUCTION INC	\$11,000.00	\$11,000.00	0%	\$0	0%	Construction
2nd	Southbay Gardens Carport Roofs	132	HARRY H JOH CONSTRUCTION INC	\$48,739.07	\$48,739.07	0%	\$23,151.06	48%	Construction
2nd	Deck Waterproofing Project	134	HARRY H JOH CONSTRUCTION INC	\$33,069.33	\$33,069.33	0%	\$0	0%	Construction
2nd	Southbay Gardens Balconies/Painting	71	HARRY H JOH CONSTRUCTION INC	\$524,987.85	\$524,987.85	0%	\$0	0%	Construction
2nd	SSS Concrete Repairs	56	KLD CONSTRUCTION CORP	\$427,200.94	\$324,555.48	-32%	\$308,327.71	95%	Close Out
2nd	Southbay Gardens Windows and Sliding Glass Doors	69	HARRY H JOH CONSTRUCTION INC	\$302,098.00	\$302,098.00	0%	\$284,123.17	94%	Construction
2nd	South Bay Garden Generators	107	PUB CONSTRUCTION INC.	\$17,041.44	\$17,041.44	0%	\$16,189.37	95%	Construction
2nd	South Bay Garden Generators	107	PUB CONSTRUCTION INC.	\$56,499.83	\$56,499.83	0%	\$53,674.84	95%	Construction
3rd	West Knoll Common Area Flooring & Painting	109	THOMASVILLE CONSTRUCTION, INC.	\$295,607.90	\$295,607.90	0%	\$84,248.25	28%	Construction
3rd	Westknoll Plumbing Upgrade Project	90	PIPE RESTORATION INC.	\$1,884,315.00	\$1,892,167.71	0%	\$1,790,099.25	95%	Construction
3rd	Marina Manor Kitchen Rehab	127	IDS GROUP INC	\$16,503.00	\$16,503.00	0%	\$0	0%	Plan Development
3rd	Monica Manor Unit Flooring Replacement	131	THOMASVILLE CONSTRUCTION, INC.	\$93,114.31	\$93,114.31	0%	\$0	0%	Contract
3rd	West Knoll & Palm Drainline Repair	101	PUB CONSTRUCTION INC.	\$24,692.47	\$24,692.47	0%	\$24,692.47	100%	Construction
3rd	West Knoll & Palm Drainline Repair	101	PUB CONSTRUCTION INC.	\$120,434.20	\$120,434.20	0%	\$120,434.20	100%	Construction
3rd	Kings Road Meter Room Door Replacement	137	HARRY H JOH CONSTRUCTION INC	\$61,789.96	\$61,789.96	0%	\$58,700.46	95%	Pre-Construction Meeting
3rd	Marina Manor Fire Pump Repair	159	HARRY H JOH CONSTRUCTION INC	\$1,707.56	\$1,707.56	0%	\$1,622.18	95%	Construction
3rd	Marina Manor Fire Pump Repair	159	HARRY H JOH CONSTRUCTION INC	\$38,922.42	\$38,922.42	0%	\$36,976.30	95%	Construction
3rd	Palm Apartment Pipe Coating	166	PIPE RESTORATION INC.	\$1,425,104.00	\$1,425,104.00	0%	\$541,539.52	38%	Close Out
3rd	West Knoll Roof Project	210	THOMASVILLE CONSTRUCTION, INC.	\$16,526.05	\$16,526.05	0%	\$15,699.75	95%	Construction
3rd	Palm Apartments Window & Slider Replacements	97	PUB CONSTRUCTION INC.	\$546,656.61	\$546,656.61	0%	\$25,578.23	5%	Terminated
4th	Harbor Hills Gym Water Leak	196	THOMASVILLE CONSTRUCTION, INC.	\$9,594.13	\$9,594.13	0%	\$0	0%	Feasibility
4th	Sundance Vista Exhaust Fan Installation	172	THOMASVILLE CONSTRUCTION, INC.	\$7,165.45	\$7,165.45	0%	\$0	0%	Pre-Development

Los Angeles County Development Authority

Contract Status Report



4th	Sundance Vista Exhaust Fan Installation	172	THOMASVILLE CONSTRUCTION, INC.	\$93,980.79	\$93,980.79	0%	\$0	0%	Pre-Development
4th	Carmelitos Community Center Upgrades	163	THOMASVILLE CONSTRUCTION, INC.	\$6,727.33	\$6,727.33	0%	\$6,390.96	95%	Plan Development
4th	Carmelitos Senior Unit Rehab #125	139	HARRY H JOH CONSTRUCTION INC	\$3,292.33	\$3,292.33	0%	\$3,127.71	95%	Contract
4th	Carmelitos Senior Unit Rehab #125	139	HARRY H JOH CONSTRUCTION INC	\$29,992.87	\$29,992.87	0%	\$28,493.23	95%	Contract
4th	Carmelitos LBP Abatement Exterior/Common Area	158	HARRY H JOH CONSTRUCTION INC	\$373,437.85	\$317,057.90	-18%	\$301,205.01	95%	Construction
4th	Sundance Vista Roof Replacement/Repairs	150	THOMASVILLE CONSTRUCTION, INC.	\$163,400.10	\$163,400.10	0%	\$0	0%	Construction
4th	Sundance Vista Roof Replacement/Repairs	150	THOMASVILLE CONSTRUCTION, INC.	\$535,625.31	\$535,625.31	0%	\$508,844.04	95%	Construction
4th	Harbor Hills Wall Heater Replacements	78		\$873,058.17	\$873,058.17	0%	\$0	0%	Bid Review
4th	Carmelitos YMCA Upgrades	95	PUB CONSTRUCTION INC.	\$5,895.79	\$5,895.79	0%	\$5,601.00	95%	Close Out
4th	Carmelitos YMCA Upgrades	95	PUB CONSTRUCTION INC.	\$25,527.08	\$25,527.08	0%	\$25,527.08	100%	Close Out
4th	Carmelitos Community Center A/C	59	PUB CONSTRUCTION INC.	\$6,262.14	\$6,262.14	0%	\$0	0%	Construction
4th	Carmelitos Community Center A/C	59	PUB CONSTRUCTION INC.	\$186,521.88	\$186,521.88	0%	\$129,310.30	69%	Construction
4th	Carmelitos Kitchen Rehab Phase III	60	GIBRALTAR CONSTRUCTION COMPANY INC	\$2,095,000.00	\$2,112,257.84	1%	\$46,331.50	2%	Submittals
4th	Harbor Hills Unit Flooring Replacement	61	PUB CONSTRUCTION INC.	\$1,136.35	\$1,136.35	0%	\$1,079.53	95%	Plan Development
4th	Harbor Hills Unit Flooring Replacement	61	PUB CONSTRUCTION INC.	\$55,105.28	\$55,105.28	0%	\$52,350.02	95%	Plan Development
4th	Whittier Manor Generator Installation	62	PUB CONSTRUCTION INC.	\$10,486.49	\$10,486.49	0%	\$9,962.17	95%	Construction
4th	Whittier Manor Generator Installation	62	PUB CONSTRUCTION INC.	\$92,562.29	\$92,562.29	0%	\$92,562.29	100%	Construction
5th	Orchard Arms Unit & Common Area Windows	77	TL VETERANS CONSTRUCTION INC.	\$775,446.80	\$775,446.80	0%	\$334,870.35	43%	Construction
5th	Lancaster Homes Generator Installation	87	PUB CONSTRUCTION INC.	\$140,345.72	\$140,345.72	0%	\$0	0%	Pre-Development
5th	Quartz Hills I & II Unit Flooring Replacement	115	PUB CONSTRUCTION INC.	\$58,240.95	\$58,240.95	0%	\$55,328.90	95%	Construction
5th	Quartz Hills I & II Unit Flooring Replacement	115	PUB CONSTRUCTION INC.	\$278,838.52	\$278,838.52	0%	\$264,896.59	95%	Construction
5th	Orchard Arms Solar & Roof Repairs	119	HARRY H JOH CONSTRUCTION INC	\$48,739.07	\$48,739.07	0%	\$46,302.12	95%	Construction
5th	Orchard Arms Solar & Roof Repairs	119	HARRY H JOH CONSTRUCTION INC	\$1,941,640.25	\$1,941,640.25	0%	\$1,143,240.74	59%	Construction

Los Angeles County Development Authority

Contract Status Report



5th	Lancaster Homes Garden Area Upgrades	191	THOMASVILLE CONSTRUCTION, INC.	\$112,782.26	\$112,782.26	0%	\$79,845.17	71%	Plan Development
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$92,136.58	\$92,136.58	0%	\$49,479.82	54%	Plan Development
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$152,403.48	\$152,403.48	0%	\$106,198.05	70%	Plan Development
Totals:				\$23,353,957.07	\$22,496,332.29	-83%	\$11,432,699.58		



October 19, 2022

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

Dear Commissioners:

APPROVE ACCEPTANCE OF SUPPLEMENTAL FUNDS ALLOCATED TO THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY AND AUTHORIZATION TO EXECUTE FUNDING AGREEMENTS AND INCORPORATE ADDITIONAL BUDGET AUTHORITY FOR FISCAL YEAR 2022-2023 (ALL DISTRICTS)

SUBJECT

This letter recommends approval to accept additional funds from the County of Los Angeles (County) and to incorporate these funds as needed into the Los Angeles County Development Authority's (LACDA) approved Fiscal Year (FY) 2022-2023 budget.

The LACDA's FY 2022-2023 budget was approved by the Board of Commissioners on June 14, 2022 and did not include additional funding provided by the County for housing and community development programs. The County's FY 2022-2023 Supplemental Budget was approved after the LACDA's FY 2022-2023 budget, and the LACDA's Board of Commissioners must approve the incorporation of these funds in the LACDA's budget.

IT IS RECOMMENDED THAT THE COMMITTEE:

1. 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 FY 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.



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

- 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.
2. Recommend that the Board of Commissioners 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.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the LACDA to execute and/or amend the necessary funding agreements with the County in order to accept and incorporate County funds into the LACDA's approved FY 2022-2023 budget.

The County's FY 2022-2023 Supplemental Budget was adopted by the Board of Supervisors (Board) on October 4, 2022, and it included additional funding appropriations for various LACDA programs. These funds are being provided to advance crucial Board priorities and initiatives such as fighting homelessness, supporting residents and communities, and increasing affordable housing.

FISCAL IMPACT/FINANCING

The LACDA will execute funding agreements or amendments to existing funding agreements with the County and all required documents necessary to accept and incorporate, as needed, up to \$95,452,000 into the LACDA's approved FY 2022-2023 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 4, 2022, the Board approved the County's 2022-2023 Supplemental Budget that includes new County funds allocated to various LACDA programs for FY 2022-2023. Approval of the recommended actions will allow the Executive Director, or designee, to execute and/or amend funding agreements with the County for the following:

- \$1,415,000 in Measure H – Strategy B4 related activities for various costs related to PHK and Pallet Shelter programs for City of Redondo Beach, City of Santa Fe Springs, and City of Torrance.
- \$125,000 for PHK consulting services through LeSar Development Consultants to provide services in support of County's PHK Advisory Services.
- \$5,200,000 for RSP to provide direct services including case management; Back to School events; recreational activities; adult literacy; and after school homework assistance and tutoring.
- \$75,000,000 in AHTF for NOFA projects to continue the development and administration of affordable housing projects located throughout Los Angeles County.
- \$5,000,000 in AHTF for Gap Funding NOFA to assist previously approved NOFA projects that are in construction or are about to enter into construction but are experiencing gaps in financing due to unforeseen conditions.
- \$8,700,000 for various Fair Housing Programs to support Open Doors and Fair Housing Services. \$7,900,000 in Open Doors program provides an enhanced customer service experience for property owners and increase the number of families ability to utilize their vouchers in a highly competitive rental market. \$800,000 in Fair Housing Services program provides ongoing forum, materials, information, and workshops to educate the public about fair housing law/rights.
- \$12,000 in Habitability – Bridge Funding to cover LACDA administrative costs related to the Rental Housing Habitability Workgroup. The workgroup meetings will review the bridge funding request, discuss LA City's Systematic Code Enforcement Program, and discuss draft ordinance language.

ENVIRONMENTAL DOCUMENTATION

The acceptance of the additional funds is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because they involve administrative activities that will not have a physical impact or result in any physical changes to the environment. The activities are not subject

Housing Advisory Committee

October 19, 2022

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to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b) because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions provide additional funds that will enable the LACDA to conduct program activities to benefit homeless, low- and moderate-income residents of the County and participating cities.

Respectfully submitted,

 for

EMILIO SALAS
Executive Director

ES:MF:sla