



AGENDA

FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, AUGUST 20, 2025, 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
Ruthie Myers, Vice Chair
Tara Barauskas
James Brooks
Mary Canoy
Crystal Clark
Renee Contreras
Connor Lock
Takao Suzuki
Anna Swett
Pamela Williams



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, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



3. **Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of July 16, 2025

4. **Report of the Executive Director**

5. **Presentations**

6. **Public Comments** (3 minutes each speaker)

Regular Agenda

7. **Acceptance of Supplemental Funds Allocated to the Los Angeles County Development Authority for Fiscal Year 2025-26 and Authorization to Execute Funding Agreements and Incorporate Additional Budget Authority**

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 2025-26 budget:

- a. \$11,988,000 for Fair Housing Services and Open Doors Programs.
- b. \$75,000,000 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.

Find that acceptance of supplemental funds for the LACDA's FY 2025-26 budget are not subject to the California Environmental Quality Act (CEQA) because the actions are 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, July 16, 2025

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 Myers at 12:07 p.m.

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Zella Knight		X
Ruthie Myers	X	
Tara Barauskas	X	
James Brooks	X	
Mary Canoy	X	
Crystal Clark	X	
Renee Contreras	X	
Connor Lock		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 Brooks, seconded by Commissioner Canoy, the minutes of the Regular Meeting of April 16, 2025, were approved as presented.

On motion by Commissioner Canoy, seconded by Commissioner Brooks, with Commissioners Barauskas and Suzuki abstaining, the minutes of the Regular Meeting of June 18, 2025, were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Chief of Programs Tracie Mann reported that President Trump signed the One Big Beautiful Bill Act on July 4, 2025. The Act modified the Low-Income Housing Tax Credit (LIHTC), providing a permanent 12 percent increase in 9 percent housing credit authority beginning in 2026 and permanently lowering the bond financing threshold from 50 to 25 percent. It is estimated that an additional 1.22 million affordable rental homes could be financed over the next decade due to these provisions. However, the Act also terminated energy credits, including residential clean energy credits.

Tracie reported that on July 13, 2025, House Appropriators proposed a draft Federal Fiscal Year (FFY) 2026 Transportation, Housing and Urban Development (THUD) spending bill that includes a range of cuts to housing programs and a 26% reduction to Department of Housing and Urban Development (HUD) personnel. The bill's \$89.9 billion discretionary funding topline represents about a 5% decrease from FFY 2025. The proposal includes net discretionary funding of \$67.8 billion for HUD, a \$939 million reduction from FFY 2025, but a significant increase from the Trump Administration's proposal to pare back HUD funding to \$33.2 billion. While this level of funding cannot maintain critical investments in affordable housing programs, the bill also largely rejects many of the Administration's spending requests and proposals, such as combining tenant-based rental assistance accounts into a single State Rental Assistance Block Grant.

The House bill includes:

- \$35.3 billion for Tenant-Based Rental Assistance, a sum that would maintain housing support for more than two million households, according to the Republican summary.
- \$17.1 billion for Project-Based Rental Assistance, a \$237 million increase from FFY 2025, that would fully renew housing contracts serving 1.2 million households.
- \$3.3 billion (level funding) for Community Development Block Grants, including \$2.3 billion worth of local project earmarks for members' districts. The Administration had proposed to eliminate the Program.
- The elimination of the HOME Investment Partnership Program.
- \$4.9 billion for the Operating Fund, a reduction of \$501 million from FFY 2025.
- \$2.2 billion for the Capital Fund, a reduction of \$914 million from FFY 2025.
- \$32.1 billion for voucher renewal funding (level funding).
- \$1.975 billion for administrative fees, a reduction of \$795 million.
- \$375 million for Tenant Protection Vouchers, an increase of \$38 million. The bill would allow tenant protection vouchers to be used for Emergency Housing Voucher families that would otherwise be terminated because of a lack of funding.
- \$743 million (level funding) for Mainstream Vouchers.
- \$17.127 billion for Project-Based Rental Assistance, a \$637 million increase from FFY 2025.
- \$125 million for Family Self-Sufficiency Grants, a \$16 million reduction from FY 2025.
- \$35 million for ROSS Grants, a \$5 million reduction from FY 2025.
- \$15 million for Jobs Plus Grants, level funding from FY 2025.

The Senate has yet to release its FFY 2026 budget proposal. Ultimately, the House and Senate will need to reconcile their proposals and agree on final funding levels for FFY 2026. The current FFY concludes September 30, 2025.

Tracie reported that Governor Newsom signed the California budget on June 27, 2025, followed by his approval of a bill that will remake California's landmark environmental protection rules, an overhaul that he says is essential to address the state's housing

shortage and resulting homelessness crisis. The LACDA is reviewing the following proposals that were recently enacted as part of the budget:

- \$81 million allocated on a one-time basis for the Bringing Families Home Program. Available for encumbrance or expenditure until June 30, 2028.
- Creation of the California Housing and Homelessness Agency
- \$500 million for an additional year of enhanced state low-income housing tax credits to support the financing of affordable rental housing.
- \$120 million one-time General Fund in 2025-26 for the Multifamily Housing Program administered by HCD.

The California Legislature goes on recess July 18, 2025, and returns August 18, 2025. Once back, they will have their last push for any bills they want to get to the Governor before the deadline of September 12, 2025. He will then have until October 12, 2025 to sign or veto.

Tracie announced the Back to School Jams scheduled to take place at the LACDA's housing sites at various dates in August 2025.

Tracie reported on a notice from HUD regarding the Emergency Housing Voucher (EHV) program, with guidelines and parameters to transfer EHV vouchers to the HCV program. The LACDA has over 1600 families on the EHV program. The LACDA will also be meeting with the Housing Authority of the City of Los Angeles (HACLA) to discuss strategies to keep as many families as possible housed.

Finally, Tracie notified the Committee that Commissioner Knight required formal approval to be excused from the April 16, June 18 and July 16, 2025 Housing Advisory Committee meetings. On motion by Commissioner Canoy, seconded by Commissioner Suzuki, this request was approved.

Agenda Item No. 5 - Presentations

None

Agenda Item No. 6 – Public Comments

Philip Caron
Louzell Singleton

Agenda Item No. 7 – Adopt a Unit Price Catalog and Specifications, Advertise and Award 18 Job Order Contracts for the Repair, Remodel, Refurbishment, and Maintenance of Various Properties

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

Recommend that the Board of Commissioners:

Find that the adoption of the Job Order Contract (JOC) unit price book from The Gordian Group, dated May 2025, approval for advertisement for bids, and the proposed award of JOCs and related actions are not a project under the California Environmental Quality Act for the reasons stated in this Board letter and in the records pertaining to the JOCs.

Adopt the JOC Construction Task Catalog and Technical Specifications prepared by The Gordian Group, Inc., dated May 2025.

Direct the Executive Officer of the Board to advertise for bids to be received and opened on August 13, 2025, using The Gordian Group, Inc.'s JOC System for 18 separate JOCs (126-143) in accordance with the Notice For Bids.

Delegate authority to the Executive Director or designee to make the determination that a bid is nonresponsive and to reject a bid on that basis; to award to the next lowest responsive and responsible bidder; to waive inconsequential and nonmaterial deficiencies in bids submitted; and to determine, in accordance with the applicable contract and bid documents, whether the apparent lowest responsive and responsible bidder has satisfied all conditions for contract award. Upon such determination, delegate authority to the Executive Director or designee to award and execute 18 JOCs, each not to exceed \$6,210,093.15, in the form previously approved by County Counsel; and to establish the effective date of the contracts upon receipt by the LACDA of acceptable performance and payment bonds and evidence of required contractor insurance.

With respect to JOCs 126 to 143, authorize the Executive Director or designee, subject to a finding of exemption under the California Environmental Quality Act (CEQA), to issue work orders for projects that are subject to and not subject to the State Public Contract Code including maintenance work, as applicable, not to exceed \$6,210,093.15 per work order; subject to the limitation that the aggregate amount of all work orders issued under a particular JOC does not exceed the \$6,210,093.15 maximum contract amount of the JOC.

Authorize the Executive Director, or designee, upon his determination and as necessary and appropriate under the terms of the JOCs, to amend the JOCs; to terminate any of the 18 JOCs for convenience; to terminate the contractor's right to proceed with the performance of the JOCs; to accept projects and file notices upon completion of the projects; to release retention money withheld pursuant to the applicable provisions of the Public Contract Code; to grant extensions of time on projects, as applicable, and assess and collect liquidated damages as authorized under Government Code Section 53069.85 and the contract specifications.

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

Commissioner Barauskas requested ongoing updates on the status of EHV voucher holders and mixed status families, and any potential funding sources that may become available from the County's new homeless services structure.

The meeting was adjourned at 1:00 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



August 20, 2025

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director
Housing Assistance Division

SUBJECT: FSS PROGRAM UPDATE – JULY 1, 2025

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	321	As of August 1, 2025 , there were 293 Housing Choice Voucher (HCV) and 28 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	4	(4) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	0	FSS contracts expired for Housing Choice Voucher (HCV) (0) and (0) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	607 752 405 175 236 207 924 89 5 285 0 0	Job Referrals Work Source/Job Fairs Educational/Vocational/Job Training Financial Literacy Home Ownership Counseling Credit Repair Other/Utility/Legal Aid Covid-19/Childcare Services Computer Training Small Business Youth Services IDA Free Tax Prep Pop-up Sites
OUTREACH & COMMUNITY EVENT	2	Housing Authority of the City of Los Angeles (HACLA) PCC, Coordination Entry System (CES) Care Coordination meeting
GRADUATIONS	3	(2) Request for Graduation for Housing Choice Voucher (HCV) and (1) for Public Housing (PH).

2024 Graduates	36	CY 2024 , there were (31) Housing Choice Voucher (HCV) and (5) Public Housing (PH) FSS graduates.
Transitioned out of Housing Subsidy	3	(3) 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	2 0 6 9 24 17 0 1 34 29 0 1	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
2025 YTD Graduates	26	CY 2025, there were (18) Housing Choice Voucher and (8) Public Housing (PH) FSS graduates
Transitioned out of Housing Subsidy	3	(3) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
Homeownership	1	(1) Housing Choice Voucher (HCV) and (0) for Public Housing (PH)
Family Services/Goal Completion	1 0 5 7 21 8 0 0 24 23 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.



August 20, 2025

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

Dear Commissioners:

**ACCEPTANCE OF SUPPLEMENTAL FUNDS ALLOCATED TO THE LOS ANGELES
COUNTY DEVELOPMENT AUTHORITY FOR FISCAL YEAR 2025-26 AND
AUTHORIZATION TO EXECUTE FUNDING AGREEMENTS AND INCORPORATE
ADDITIONAL BUDGET AUTHORITY
(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) 2025-26 budget.

The LACDA's FY 2025-26 budget was approved by the Board of Commissioners on June 3, 2025, and did not include additional funding provided by the County for housing and community development programs. The County's Recommended Adjustments to the 2025-26 Recommended Budget was approved after the LACDA's FY 2025-26 budget. The LACDA's Board of Commissioners must approve the incorporation of these additional 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 with the County for the following programs, and to incorporate the funds into the LACDA's approved FY 2025-26 budget:
 - a. \$11,988,000 for Fair Housing Services and Open Doors Programs.



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Executive Director: Emilio Salas

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- b. \$75,000,000 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.
2. Recommend that the Board of Commissioners find that acceptance of supplemental funds for the LACDA's FY 2025-26 budget are not subject to the California Environmental Quality Act (CEQA) because the actions are 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 these funds and incorporate County funds into the LACDA's approved FY 2025-26 budget.

The County's FY 2025-26 Recommended Budget Adjustments were adopted by the Board of Supervisors on June 23, 2025. The County's budget includes additional funding appropriations for various LACDA programs and activities. 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 \$86,988,000 in supplemental funds, included in the County's 2025-26 Recommended Budget approved by the Board of Supervisors, into the LACDA's approved FY 2025-26 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 23, 2025, the Board of Supervisors approved the County's FY 2025-26 Recommended Budget Adjustments that includes new County funds allocated to various LACDA programs for FY 2025-26. 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:

- \$11,988,000 for the Fair Housing Services (\$505,000) and Open Doors (\$11,483,000) Programs. The Open Doors Program provides an enhanced customer service experience for property owners and increase the number of families ability to utilize their Section 8 vouchers in a highly competitive rental market. The Fair Housing Services Program provides ongoing forums, materials, information, and workshops to educate the public about fair housing law/rights.

- \$75,000,000 in AHTF for NOFA projects to continue the development and administration of affordable housing projects located throughout Los Angeles County.

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 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,

A handwritten signature in blue ink, appearing to read "Emilio Salas", is written over the printed name.

EMILIO SALAS
Executive Director

ES:MF:sla