



## AGENDA

### FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, FEBRUARY 19, 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  
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 December 18, 2024

4. **Report of the Executive Director**

5. **Presentations**

6. **Public Comments**

**Regular Agenda**

7. **Commissioner Comments or Suggestions for Future Agenda Items**

Access to the agenda and supporting documents are available on the LACDA website. Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Advisory Committee meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least four business days prior to the meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the LACDA by phone at (626) 586-1855 from 8:00 a.m. to 6:00 p.m., Monday through Thursday, or by e-mail at [nick.teske@lacda.org](mailto:nick.teske@lacda.org).

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

**Wednesday, December 18, 2024**

The meeting was convened at LACDA headquarters, located at 700 West Main Street in Alhambra, California.

Digest of the meeting. The Minutes are being reported seriatim.

The meeting was called to order by Commissioner Brooks at 12:19 p.m.

<b><u>Roll Call</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
James Brooks	X	
Renee Contreras	X	
Mary Canoy	X	
Zella Knight	X	
Kelli Lloyd	X	
Connor Lock		X
Ruthie Myers	X	
Takao Suzuki	X	
Anna Swett	X	
Pamela Williams		X

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

On motion by Commissioner Knight, seconded by Commissioner Myers, the minutes of the Regular Meeting of November 20, 2024, were approved as presented.

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

Chief of Programs Tracie Mann reported that President-elect Trump nominated Scott Turner to lead the U.S. Department of Housing and Urban Development (HUD). Turner has served as Chair of the Center for Education Opportunity at the America First Policy Institute, an outside group with close ties to the President-elect’s transition team. Turner previously served as the Executive Director of the White House Opportunity and Revitalization Council, an initiative the President-elect created in 2018 to encourage public and private investment in thousands of low-income census tracts designated as opportunity zones by the 2017 Tax Cuts and Jobs Act. That law created a massive new tax incentive, making it cheaper to back real estate projects or operate businesses in those areas.

Tracie reported that leaders in Congress had not yet reached a final agreement on Federal Fiscal Year (FFY) 2025 spending bills. While there was unanimous agreement that another Continuing Resolution (CR) will be required, lawmakers had not settled on

how long the CR should last. Lawmakers must pass a final Federal Fiscal Year 2025 spending bill by the end of April 2025 or face across-the-board spending cuts to defense and domestic programs, known as sequestration.

In November 2024, Representative Jimmy Panetta introduced the Housing Access Improvement Act to increase the Project-Based Voucher (PBV) cap, which is currently set at 20% of a public housing agency's Housing Choice Voucher (HCV) allocation, with another 10% allowed through the Housing Opportunities through Modernization Act (HOTMA) for housing designated to special needs populations. Rep. Panetta's legislation would increase the 20% cap to 30%. This is supported by other congressional members, including Adam Schiff, Ted Lieu, Jimmy Gomez, Judy Chu, Zoe Lofgren, Eric Swalwell, Linda Sanchez, and Salud Carbajal.

Tracie reported that California's legislative leaders will reduce the number of bills that members of the State Assembly and Senate can introduce during each two-year session, from 50 to 35 in the Assembly and from 40 to 35 in the Senate, according to rules adopted by each chamber at the kickoff of the new session. Legislators and advocates have long complained there isn't enough time to properly consider complex bills involving negotiations with multiple stakeholders, detailed legal analysis, and delicate coalition-building. According to CalMatters, legislators introduced 4,821 bills during the last session and sent 2,252 to Governor Newsom.

Governor Newsom appointed Adam Schiff to California's Senate seat to complete the rest of appointee Senator Laphonza Butler's term. The appointment means Schiff, who has served in the House since 2001 and won election to the Senate last month, will begin work in the upper chamber several weeks before the next Congress in early January. Senator Butler, who replaced the late Senator Dianne Feinstein in October 2023, formally resigned in December 2024, and Schiff was sworn in.

Tracie reported that the LACDA contacted the County's CEO Legislative Affairs office on H.R. 9495. They confirmed they are monitoring this legislation, and several County departments, including the Office of Immigrant Affairs, have shared serious concerns about the bill and its impact on partner organizations. Since the prognosis of this bill in the Senate is unclear, they are monitoring it for any additional movement at this point, and conducting an internal analysis as they continue to determine County impacts.

Tracie reported that on November 26, 2024, the Board of Supervisors voted on a motion regarding the feasibility of implementing the Blue-Ribbon Commission on Homelessness (BRCH) Report recommendation #1 to establish a County entity dedicated to homeless service delivery and recommendation #3 to streamline the Los Angeles Homeless Service Authority (LAHSA). The Board had established the BRCH in July 2021 as part of an ongoing and focused effort to address homelessness, and part of its charge was to conduct a comprehensive study of LAHSA's governance structure by reviewing existing reports and recommendations, identifying and analyzing the challenges inherent to the existing system, and providing recommendations to change and improve its efficiency. Subsequently, in May 2022, the Board adopted a motion to adopt the seven BRCH

recommendations. This motion was on the heels of a presentation on the same day the Auditor-Controller gave on the results of a LAHSA audit, where there were significant findings and opportunities for LAHSA to improve and strengthen operational controls and processes.

As part of the November 26, 2024 motion, the Board called for a 60-day report-back on the feasibility of implementing BRCH recommendation #1 to establish a new County department dedicated solely to serving people who are unhoused or at risk of becoming unhoused, and recommendation #3 to streamline the responsibilities of LAHSA to focus on serving as our regional Continuum of Care to include Homeless Management of Information System (HMIS) Administration, the homeless count, and other emergency response actions as designated and funded by the Board.

An additional 90-day report-back will include a preliminary summary of County and LAHSA programs and functions that will transition to the new County department, and a 120-day report-back will include a fiscal and staffing plan for the new department that includes all homeless programs and funding.

The following week, on December 3, 2024, the Board approved a motion to create a framework for the Los Angeles County Affordable Housing Solutions Agency (LACAHS) with an allocation of unincorporated funds. The next day, members of the LACDA's executive management team met with LACAHS's new interim CEO Ryan Johnson.

Tracie reported that on December 10, 2024, a former resident was shot and killed at the Carmelitos housing site. The victim and his family lived at the site from 2005 to approximately 2009, and he still had friends in the neighborhood who he was visiting on the date he was killed. LACDA was cooperating with local law enforcement to provide any details needed. A community meeting occurred on December 12, 2024, and the Long Beach Police Department and County Department of Mental Health staff were available to respond to questions from the residents. The LACDA also provided support to staff who may have heard the gunshots and/or seen the victim.

Tracie reported that HUD recently evaluated 2025 funding scenarios under the draft Senate and House bills passed by their respective committees. Based on their most recent projections, the draft Senate bill would provide funding at an estimated 97.5% Housing Assistance Payment (HAP) proration and an estimated 93.3% Administrative Fee (AF) proration. The draft House bill provides an estimated 88.59% HAP proration and 100% AF proration. These figures do not consider local inflation factors that may differ from the national average. HUD projects HCV HAP funding in 2025 to be very tight, and public housing agencies will likely receive less than 100% of their HCV HAP renewal formula eligibility in 2025. As such, housing authorities are encouraged to be conservative in administering their programs to reduce shortfall risks. Unfortunately, the LACDA received a notification from HUD on December 17, 2024 confirming that we are projected to be in a budget shortfall in 2025. The local HUD office notified the LACDA of this possibility earlier in the year, and we must continue cost-saving measures to reduce HAP

expenses. The timing of this is critical because the LACDA falls within a mandated region to implement Small Area Fair Market Rents effective January 1, 2025.

Tracie reported that the LACDA's draft Agency Plan would be available for public review and comment from December 23, 2024, to February 6, 2025. The Plan will come before the Housing Advisory Committee for approval on March 19, 2025.

Finally, Tracie notified the Committee that Commissioner Williams required formal approval to be excused from the December 2024 and January 2025 Housing Advisory Committee meetings. On motion by Commissioner Knight, seconded by Commissioner Canoy, this request was approved.

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

Small Area Fair Market Rents

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

None

#### **Agenda Item No. 7 – Meeting Calendar for 2025**

On motion by Commissioner Knight, seconded by Commissioner Myers, the meeting calendar for 2025 was approved as presented.

#### **Agenda Item No. 8 – Election of Chair and Vice Chair for 2025**

Commissioner Canoy nominated Commissioner Knight to the position of Chair. Commissioner Knight was elected to the position of Chair for 2025 by unanimous vote.

Commissioner Myers nominated herself to position of Vice Chair. Commissioner Canoy nominated Commissioner Contreras to the position of Vice Chair. After a roll call vote, Commissioner Myers was elected to the position of Vice Chair for 2025.

**Agenda Item No. 7 – Commissioner Comments or Suggestions for Future Agenda Items**

Commissioner Myers requested assistance with reforming the South Bay Gardens Resident Council.

Commissioner Knight requested brochures with resident demographic information and budget by district. She also requested fact sheets about the LACDA for Commissioners to aid in their role as ambassadors for the agency. Finally, she requested information on the impacts of County Measure G on the LACDA and the Housing Advisory Committee.

**The meeting was adjourned at 1:34 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



February 19, 2025

TO: Housing Advisory Committee

FROM: Medina Johnson-Jennings, Director  
Housing Assistance Division

RE: **FSS PROGRAM UPDATE –JANUARY 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**

<b>NUMBER CURRENTLY ENROLLED</b>	327	<b>As of February 1, 2025</b> , there were 291 Housing Choice Voucher (HCV) and 36 Public Housing (PH) FSS participants.
<b>NEW ENROLLMENTS</b>	7	(3) Housing Choice Voucher (HCV) and (4) for Public Housing (PH).
<b>CONTRACTS EXPIRED</b>	5	(5) FSS contracts expired for Housing Choice Voucher (HCV) (0) and (0) for Public Housing (PH).
<b>DIRECT ASSISTANCE REFERRALS</b>	346 451 155 113 265 196 395 108 17 121 0 6	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
<b>OUTREACH &amp; COMMUNITY EVENT</b>	2	Voucher Issuance Presentation, FSS Orientation at Carmelitos Public Housing
<b>GRADUATIONS</b>	2	(2) 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