



# AGENDA

## FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE WEDNESDAY, JANUARY 24, 2024, 12:00 PM

**Primary location:**  
LACDA Headquarters  
700 West Main Street  
Alhambra, California 91801

**Alternate location (teleconference only):**  
West Hollywood Library  
Study Room C  
652 N San Vicente Blvd  
West Hollywood, California 90069

To join via phone, dial **(747) 200-6781**, then enter **525 710 562#** when prompted.

[Click here to join the meeting](#)

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- 1. **Call to Order**
- 2. **Roll Call**

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



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 October 18, 2023

Regular Meeting of December 20, 2023

**4. Report of the Executive Director**

**5. Presentations**

Family Self-Sufficiency Program Graduate

Overview of HCV and Incentive Programs

**6. Public Comments**

**Regular Agenda**

**7. Meeting Calendar for 2024**

Recommendation to continue hybrid in-person/virtual meetings at LACDA headquarters per the attached calendar, with the option to amend the calendar later in the year to return to in-person meetings at LACDA housing developments.

(Continued from the Housing Advisory Committee meeting of December 20, 2023)

**8. Amendments to Increase Annual Compensation to Floor Covering Services Contracts (All Districts)**

**For concurrence with the Board of Commissioners item of January 9, 2024:**

Find the approval of amendments to the existing contracts is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

Authorize the Executive Director or designee to execute amendments to the contracts with Midtown Carpet Co., and Floor Tech America, Inc. to increase the annual aggregate compensation to \$640,000, using program funds included in the LACDA's approval Fiscal Year 2023-2024 budget, following approval as to form by County Counsel.

(Continued from the Housing Advisory Committee meeting of December 20, 2023)

9. **Acceptance and Allocation of Federal Funding under the Housing-Related Hazards Capital Fund Program (District 1)**

**For concurrence with the Board of Commissioners item of January 9, 2024:**

Authorize the Executive Director or designee to enter into an agreement with the U.S. Department of Housing and Urban Development (HUD) to receive an amount not to exceed \$4,800,000 in Capital Fund Program (CFP) funds for the remediation of housing-related hazards; and authorize the Executive Director, or designee, to incorporate these funds into the LACDA's Fiscal Year 2023-2024 budget.

Find that this authorization to receive and administer CFP funds is not subject to CEQA because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

(Continued from the Housing Advisory Committee meeting of December 20, 2023)

10. **Approve Contracts for Painting Services (All Districts)**

**Recommend that the Board of Commissioners:**

Authorize the Executive Director, or designee, to execute two one-year Contracts for painting services (Contracts) with Piana Construction & Painting, Inc., and Louis Loizu dba New Color Co., using up to \$600,000 in program funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget, to be effective following approval as to form by County Counsel and execution by all parties.

Authorize the Executive Director, or designee, to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four additional years, in one-year increments, with an annual compensation of \$300,000 per Contract, using funds to be included in the LACDA's annual budget approval process.

Authorize the Executive Director, or designee, to amend the Contracts to modify the Statement of Work, add services, and increase the annual compensation by up to \$30,000 (10%) per year per Contract as needed for unforeseen costs.

Authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the Contracts, to terminate either Contract for convenience.

Find that approval of Contracts to provide painting services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

**11. Election of Chair and Vice Chair for 2024**

(Continued from the Housing Advisory Committee meeting of December 20, 2023)

**12. 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, October 18, 2023**

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

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

The meeting was called to order by Commissioner Williams at 12:07 p.m.

<b><u>Roll Call</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Pamela Williams	X	
James Brooks	X	
Mary Canoy	X	
Renee Contreras	X	
Zella Knight	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 Knight, seconded by Commissioner Suzuki, the minutes of the Regular Meetings of August 16, 2023 and September 20, 2023 were approved as presented, with Commissioners Brooks, Canoy and Knight abstaining from the vote on the September 20 minutes.

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

Chief of Programs Tracie Mann reported on recent efforts to approve final spending bills in both the U.S. House of Representative and Senate. While advocates nationwide have done tremendous work to ensure that neither the House nor Senate Federal Fiscal Year 2024 (FFY 24) spending bills drastically cut funding for vital HUD programs, including rental assistance and Homeless Assistance Grants, enacting a final FFY 24 spending bill with sufficient HUD funding remains highly uncertain.

Trace reported that the House bill proposed funding HUD at \$68.2 billion, a \$6.4 billion (or roughly 10% increase to HUD programs over previously enacted levels. However, HUD needs an approximately \$13 billion increase in funding over current levels to maintain existing assistance. The House Rules Committee also posted amendments

submitted for its FFY24 bill, of which several amendments would be harmful to public housing programs. These amendments include drug testing adults in HUD-funded housing, a requirement that able-bodied adults between 18- and 61-years old work 20 hours each week to receive HUD assistance, and a reduction in funding for Tenant-Based Rental Assistance to FFY19 levels.

Tracie reported that Governor Newsom recently signed an extensive housing package to help address California's decades-in-the-making housing crisis by simplifying and expediting the construction of new housing, protecting tenants, and keeping housing affordable. The package included several bills:

- County-supported AB 785 related to the California Environmental Quality Act, or CEQA) exemptions for affordable and interim housing. The bill exempts from the requirements of CEQA certain activities undertaken by the City of Los Angeles and other eligible public agencies related to affordable housing, low barrier navigation centers, supportive housing, and transitional housing for youth and young adults within the unincorporated areas of the County of Los Angeles and parcels owned by the County of Los Angeles within the City of Los Angeles. The bill would define the LACDA as an eligible public agency. The bill also broadens the definition of "supportive housing." The bill requires the lead agency to ensure that those projects meet specific labor requirements in order for the exemption to apply. The bill will repeal these provisions on January 1, 2030.
- County-supported AB 1679 related to LA County transactions and use taxes for homelessness and affordable housing. The bill authorizes the County of Los Angeles to impose transactions and use tax at a rate of no more than 0.50% that, in combination with other transactions and use taxes, would exceed the above-described combined rate limit of 2%, if the County adopts an ordinance proposing the tax and the ordinance proposing the tax is approved by the voters, subject to applicable voter approval requirements. The bill also requires all revenue from the tax to be dedicated to addressing and preventing homelessness and would require the local ordinance, upon approval, to repeal Measure H. The bill states the intent of the Legislature that any transactions and use tax adopted pursuant to these provisions include robust oversight and accountability provisions. The bill will repeal this authorization on December 31, 2028, if an ordinance proposing the tax has not been approved by that date.
- AB 1607 related to the L.A. County Affordable Housing Solutions Agency (LACAHS). The act authorizes LACAHS to place funding measures on the ballot in the County of Los Angeles to raise and allocate funds to LA County, the cities in the County, and other public agencies and affordable housing projects within its jurisdiction for purposes of preserving and enhancing existing housing, funding renter protection programs, and financing new construction of affordable housing developments. The act limits the agency's jurisdiction to acting in a supplemental capacity when a municipality has, as of January 1, 2022, an existing program that provides similar supports and services and prohibits any functions of existing programs from being transferred to or undertaken by the agency. The act also prohibits the agency from performing or

undertaking any functions related to supports and services provided to people experiencing homelessness, except as specified. The act requires the agency's governing board to adopt an annual expenditure plan for the use of housing revenue that establishes the share of revenue and estimated funding amount to be spent on specific categories within the annual programmatic budget, as specified. This legislation also authorizes the agency to transfer a portion of the revenue raised by a tax measure adopted to LA County for programs that provide supports and services to prevent and combat homelessness.

- SB 267 related to prohibiting a landlord, in cases where the application has a government-funded rental subsidy, from considering credit history as part of the application process unless the landlord offers an option to provide alternative evidence of an ability to pay. It is a slightly modified version of two previous bills on this issue from 2022.
- AB 12 related to security deposits. Beginning July 1, 2024, the bill prohibits a landlord from demanding or receiving a security deposit for a rental agreement for residential property in excess of an amount equal to one month's rent, regardless of whether the residential property is unfurnished or furnished, in addition to any rent for the first month paid on or before initial occupancy. The bill, unless the prospective tenant is a service member, prohibits a landlord from demanding or receiving a security deposit for a rental agreement for residential property in an amount or value in excess of 2 months' rent, in addition to any rent for the first month, if the landlord is a natural person or a limited liability corporation where all members are natural persons and owns no more than 2 residential rental properties that collectively include no more than 4 dwelling units offered for rent.
- AB 346 related to the California Debt Limit Allocation of low-income housing tax credits.
- AB 1528 (Gipson) related to property taxation. This bill specifies that property held by a nonprofit public benefit corporation that is controlled by a housing authority is exempt from taxation.

Tracie reported that the LACDA's Housing Assistance Division received notification of having been designated a High Performer under the Section 8 Management Assessment Program (SEMAP) for the 13th consecutive year. The division received a total of 143 of 145 points, or a score of 99%, which is an extraordinary accomplishment, given the challenges faced during the COVID pandemic and resuming normal operations after the expiration of COVID waivers.

Finally, Tracie provided an update on the case of a teenage resident who lost his life due to a stabbing during the early morning hours of August 11, 2022. The alleged perpetrator was recently found guilty of the murder, with a sentencing date set for December 8, 2023.

**Agenda Item No. 5 - Presentations**

None

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

None

**Agenda Item No. 7 – Approve Retroactive Payments for Fire Alarm Monitoring and Testing, Fire Sprinkler, Extinguisher Testing and As-Needed Repair Services (All Districts)**

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

Concur with the Board of Commissioners' finding that that the proposed action is exempt from the California Environmental Quality Act for the reasons stated in the Board letter and the record of the project.

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



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

Commissioner Lloyd discussed the recent passage of SB 567 and SB 555 related to homelessness prevention and social housing.

Commissioner Suzuki discussed the recent passage AB 812 to provide affordable units in or near cultural districts for artists.

Commissioner Brooks discussed his recent attendance and advocacy at a statewide real estate conference.

Commissioner Myers brought up the problem of mobile homes parked on the street near South Bay Gardens creating a blind spot from the parking lot driveway.

**The meeting was adjourned at 12:54 p.m.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Emilio Salas", written in a cursive style.

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EMILIO SALAS  
Executive Director  
Secretary-Treasurer

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

**Wednesday, December 20, 2023**

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

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

The meeting was called to order by Commissioner Williams at 12:09 p.m.

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

Due to lack of quorum at the primary meeting location, the meeting proceeded with informational presentations only, and no official business.

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

Chief of Programs Tracie Mann reported that on November 15, 2023, Congress overcame the latest government shutdown threat by passing a tiered Continuing Resolution (CR) that temporarily keeps the government open. This CR, which President Biden signed on November 17, 2023, differs from past ones in that it separates funding into two buckets. Some departments will be funded through January 19, 2024, while others will be funded through February 2, 2024.

Although the Senate found bipartisan agreement for the Federal Fiscal Year (FFY) 2024 appropriations, the House cannot bridge the gap between different wings of the Republican majority. Except for the CRs, which passed with bipartisan support, House Republican leaders committed to a road of passing appropriations bills on a partisan basis. As a result, several appropriations bills, including the House THUD Appropriations bill, have undergone consideration but withheld from final votes because of the difficulty

of passing legislation with Republicans alone, given their tight margin of control in the House.

To this end, warnings were given of the devastating impacts of a full-year Continuing Resolution (CR) on Federal programs in statements released following U.S. House of Representatives Speaker Mike Johnson's threat to "go with the most painful version of a full-year CR" instead of finalizing Federal Fiscal Year (FFY) 2024 spending bills. Speaker Johnson proposes an unprecedented "date change" CR or a full-year CR with no adjustments. Doing so would extend FFY 2023 funding levels without revisions to address new or changed needs in FFY 2024. Flat funding acts as a cut because the costs of housing and development programs are tied to market rates, which have risen significantly in recent years. It reduces the number of people HUD's affordable housing and homelessness programs serve.

While long-term CRs act as a cut to HUD programs, a long-term CR would be specifically harmful under the terms of the "Fiscal Responsibility Act" (FRA), the debt ceiling agreement signed into law in June 2023. Under the FRA, mandatory sequestration- or across-the-board spending cuts- will be triggered if any of the 12 annual Federal appropriations bills still operate under a CR by April 30. For domestic programs – including HUD – a "date change" CR would result in cuts of up to 9.4% – or more than \$73 billion – from the topline funding agreed to in the FRA.

A resource released by the Senate Appropriations Committee notes that a "date change" CR would cut assistance for nearly 700,000 households who rely on HUD's housing assistance programs to keep a roof over their heads, pushing these families closer to housing instability, eviction, and in the worst cases, homelessness. The CR would also produce nearly 3,000 fewer units of affordable housing at a time when the nation's affordable housing shortage has worsened, especially for people with the lowest incomes.

Tracie reported that during the week of December 4, 2023, HUD's Principal Deputy Assistant Secretary, Richard Monocchio, visited the Los Angeles area to hear more about how the recently approved HUD waivers have benefited formerly homeless applicants. His visit included a visit to the Nueva Maravilla site, and Emilio had opportunities to engage with Mr. Monocchio at a HUD roundtable meeting where regional PHAs were invited. There was another roundtable meeting at the Veterans Affairs campus to discuss the Veterans Affairs Supportive Housing (VASH) program and challenges.

Tracie reported that on December 8, 2023, the California Legislative Analyst's Office (LAO) published the 2024-25 Budget: California's Fiscal Outlook. The LAO forecasts a budget deficit of \$68 billion in FY 2024-25, primarily due to the net effect of unexpected revenue changes in 2022-23 and 2023-24 and details the perceived economic weaknesses and forecasted revenue changes that resulted in the anticipated budget shortfall. Governor Newsom planned to announce his administration's proposed State budget for FY 2024-25 and the State's updated revenue forecast by January 10, 2024. After this date, we will know more about how the proposed budget will impact the LACDA.

Tracie reported that on October 25, 2023, HUD published the Small Area Fair Market Rent (SAFMR) notice designating 41 new metropolitan areas where Public Housing Agencies (PHAs) must utilize SAFMRs in the Housing Choice Voucher (HCV) program. The 41 new areas comprise 263 PHAs, including the LACDA, and more than 463,000 vouchers. The use of SAFMRs is designed to be a tool to promote housing choice, expand access to rental units in low-poverty areas, and increase utilization of the voucher program. Under SAFMRs, PHAs use ZIP code-based fair market rents (FMRs) to set payment standards rather than relying on a single FMR for the entire metropolitan area. Regulations require HUD to designate new SAFMR areas every five years, and once HUD designates a Metropolitan Area as an SAFMR area, it will remain under SAFMRs permanently. The LACDA falls within the new metropolitan area, including LA, Long Beach, and Glendale, and we have until January 1, 2025, to update our payment standards with the new SAFMR-based payment standards. This time will allow us to consider the best approach (software updates, staff training, new briefing materials) for determining and applying the new SAFMRs, understanding there may be some impacts on Housing Assistance Payments and currently housed families in various areas throughout the County, depending on where we land with the SAFMRs and the location of rental units. This is preliminary and will require more analysis.

Tracie reported on the LA County Department of Consumer and Business Affairs' (DCBA) launch of the LA County Rent Relief program on December 12, 2023. The program will distribute over \$68 million in financial support to qualified landlords adversely affected by the COVID-19 pandemic. The new Rent Relief Program will provide up to \$30,000 per rental unit to property owners for past due rent and eligible expenses dating from April 1, 2022, to the present. Under the State's rent relief program, Housing is Key, tenants and landlords could request up to 18 months of assistance between April 1, 2020, and March 31, 2022. DCBA's program picks up where the State's program ended. The Program aims to curb tenant evictions and ensure continued housing provision. More information is available at [lacountyrentrelief.com](http://lacountyrentrelief.com).

Finally, Tracie reported that Twima Earley resigned as the Housing Operations Division Director on November 1, 2023. While we recruit for her backfill, Matthew Fortini, Chief Financial Officer, is the Acting Director of the Housing Operations Division.

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

Community Policing Program

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

None

**Agenda Item No. 11 – Commissioner Comments or Suggestions for Future Agenda Items**

Commissioner Myers requested an update on the carports at South Bay Gardens.

Commissioner Knight requested an update on the Housing Opportunity Through Modernization Act (HOTMA).

Commissioner Brooks recommended increasing outreach to the realtor community and requested a presentation on the benefits of the Section 8 program for the realtor and landlord communities.

Commissioner Williams also recommended increasing outreach to landlords and realtors. She also requested information on housing resources for seniors.

Commission Contreras requested training for the Nueva Maravilla Resident Council.

**The meeting was adjourned at 1:30 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



January 17, 2024

TO: Housing Advisory Committee  
 FROM: Medina D. Johnson-Jennings, Director  
 Housing Assistance Division

**RE: FSS PROGRAM UPDATE –DECEMBER 2023**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher and Public Housing participants achieve economic independence and self-sufficiency.

**ACTIVITIES**

<b>NUMBER CURRENTLY ENROLLED</b>	332	<b>As of January 1, 2024</b> , there were 296 Housing Choice Voucher (HCV) and 36 Public Housing (PH) FSS participants.
<b>NEW ENROLLMENTS</b>	4	(4) Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
<b>CONTRACTS EXPIRED</b>	0	(0) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
<b>DIRECT ASSISTANCE REFERRALS</b>	855 295 325 244 179 141 224 55 12 5 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
<b>OUTREACH &amp; COMMUNITY EVENT</b>	1	PCC-Antelope Valley Office-
<b>GRADUATIONS</b>	6	(2) Request for Graduation for Housing Choice Voucher (HCV) and (4) for Public Housing (PH).

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

# Los Angeles County Development Authority

## Contract Status Report



District	Project Name	PMWeb No.	Contractor Name	Original Contract	Current Contract Amount	% COR	Approved Payments	% Complete	Construction End	Status
1st	Nueva Maravilla Window Replacement	108	THOMASVILLE CONSTRUCTION, INC.	\$2,656,408.31	\$2,656,408.31	0%	\$555,189.34	21%		Construction
1st	Francisquito Villa Kitchen Rehab	146	HARRY H JOH CONSTRUCTION INC.	\$1,664,834.31	\$1,664,834.31	0%	\$1,502,531.78	90%	01/31/2024	Construction
1st	Arizona & Olympic Bathroom Upgrades - Phase II	140	IMPERIAL BROTHERS	\$249,820.00	\$249,820.00	0%	\$195,003.88	78%	11/30/2023	Construction
1st	East County Senior Patio Furniture/Shade Structure Project	189	THOMASVILLE CONSTRUCTION, INC.	\$149,898.93	\$149,898.93	0%	\$142,051.37	95%	10/27/2023	Construction
1st	East County Senior Patio Furniture/Shade Structure Project	189	THOMASVILLE CONSTRUCTION, INC.	\$185,881.52	\$185,881.52	0%	\$183,092.50	98%	10/27/2023	Construction
1st	East County Senior Exterior Painting	233	HARRY H JOH CONSTRUCTION INC.	\$152,655.52	\$152,655.52	0%	\$152,655.52	100%		Construction
1st	East County Senior Exterior Painting	233	HARRY H JOH CONSTRUCTION INC.	\$316,851.16	\$316,851.16	0%	\$195,655.60	62%		Construction
1st	Herbert Apartment Site Drainage Upgrades	248	PUB CONSTRUCTION INC.	\$57,801.15	\$57,801.15	0%	0	0%	01/05/2024	Construction
1st	Francisquito Villa Unit Flooring Upgrades	234	HARRY H JOH CONSTRUCTION INC.	\$795,011.14	\$795,011.14	0%	\$566,445.45	71%	09/29/2023	Construction
1st	Arizona/Olympic Unit Flooring Upgrade	235	HARRY H JOH CONSTRUCTION INC.	\$341,329.55	\$341,329.55	0%	\$49,077.29	14%	04/22/2024	Construction
1st	Vacant Unit Rehab (4871 Pinos Bldg 10)	261	PUB CONSTRUCTION INC.	\$77,781.56	\$77,781.56	0%	\$14,778.49	19%		Construction
2nd	Vacant Unit Rehab (1035 1/2 W 94th St)	259	PUB CONSTRUCTION INC.	\$69,165.46	\$69,165.46	0%	\$49,280.40	71%		Construction
2nd	SSS Exterior Stair Repairs	72	THOMASVILLE CONSTRUCTION, INC.	\$410,226.35	\$410,226.35	0%	0	0%	08/30/2022	Construction
2nd	107th Street ADA Unit Upgrades	152	HARRY H JOH CONSTRUCTION INC.	\$243,011.19	\$243,011.19	0%	0	0%		Construction
2nd	107th Street ADA Upgrade Project	212	HARRY H JOH CONSTRUCTION INC.	\$750,107.95	\$750,107.95	0%	\$612,783.06	82%		Construction
3rd	Palm Apartments Unit Window & Slider Replacements	197	HARRY H JOH CONSTRUCTION INC.	\$931,042.33	\$931,042.33	0%	\$616,093.44	66%	08/09/2023	Construction
3rd	West County Senior Bathroom Rehabs	162	THOMASVILLE CONSTRUCTION, INC.	\$94,747.62	\$94,747.62	0%	\$63,007.17	67%	12/29/2023	Construction
3rd	Monica Manor Unit Flooring Replacement	131	THOMASVILLE CONSTRUCTION, INC.	\$61,349.76	\$61,349.76	0%	\$29,141.14	48%		Construction
3rd	Monica Manor Unit Flooring Replacement	131	THOMASVILLE CONSTRUCTION, INC.	\$93,114.31	\$93,114.31	0%	\$30,622.79	33%		Construction
3rd	RHCP Unit & Site Improvement	264	HARRY H JOH CONSTRUCTION INC.	\$68,639.54	\$68,639.54	0%	\$68,639.54	100%		Construction
4th	Harbor Hills Playground Upgrades	265	HARRY H JOH CONSTRUCTION INC.	\$79,857.54	\$79,857.54	0%	\$58,224.12	73%		Construction
4th	Carmelitos Teen Tech Center (YMCA/BB)	260	HARRY H JOH CONSTRUCTION INC.	\$227,791.29	\$227,791.29	0%	0	0%	11/30/2023	Construction
4th	Harbor Hills Irrigation System Repairs	123	PIERRE LANDSCAPE INC.	\$1,252,044.00	\$1,370,592.00	9%	\$1,220,742.90	89%		Construction
4th	Harbor Hills Exterior Site Improvement (Phase II)	176	HARRY H JOH CONSTRUCTION INC.	\$58,266.51	\$58,266.51	0%	\$34,084.96	58%		Construction
4th	Harbor Hills Exterior Site Improvement (Phase II)	176	HARRY H JOH CONSTRUCTION INC.	\$365,912.12	\$365,912.12	0%	\$347,616.52	95%		Construction
4th	Carmelitos Playground Repairs	216	HARRY H JOH CONSTRUCTION INC.	\$58,587.21	\$58,587.21	0%	\$29,021.23	50%	10/06/2023	Construction
4th	Carmelitos Playground Repairs	216	HARRY H JOH CONSTRUCTION INC.	\$146,937.81	\$146,937.81	0%	\$132,611.37	90%	10/06/2023	Construction

**Los Angeles County Development Authority**  
**Contract Status Report**



4th	Carmelitos Playground Repairs	216	HARRY H JOH CONSTRUCTION INC.	\$524,183.77	\$524,183.77	0%	\$81,124.74	15%	10/06/2023	Construction
5th	Lancaster Homes Site Improvements	218	HARRY H JOH CONSTRUCTION INC.	\$226,402.69	\$226,402.69	0%	\$192,397.93	85%	12/29/2023	Construction
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$92,136.58	\$92,136.58	0%	\$52,084.02	57%	09/29/2023	Construction
5th	North County Senior Patio Furniture/Shade Structure Project	190	THOMASVILLE CONSTRUCTION, INC.	\$152,403.48	\$152,403.48	0%	\$152,172.66	100%	09/29/2023	Construction
5th	Lancaster Homes Unit Flooring Replacement	241	HARRY H JOH CONSTRUCTION INC.	\$1,166,756.61	\$1,166,756.61	0%	\$269,581.55	23%	04/24/2024	Construction
<b>Totals:</b>				\$13,720,957.27	\$13,839,505.27	9%	\$7,595,710.76			



**HOUSING ADVISORY COMMITTEE**  
**2024 Meeting Schedule**  
**12:00 noon**

<u>Date</u>	<u>Site</u>	<u>Address</u>	<u>District</u>	<u>Description</u>
January 24	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
February 21	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
March 20	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
April 17	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
May 15	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
June 19	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
July 17	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
August 21	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
September 18	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
October 16	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
November 20	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A
December 18	LACDA Headquarters	700 W. Main Street Alhambra, CA 91801	1	N/A



December 20, 2023

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

Dear Commissioners:

**APPROVE AMENDMENTS TO INCREASE ANNUAL COMPENSATION TO FLOOR COVERING SERVICES CONTRACTS (ALL DISTRICTS)**

**SUBJECT**

This letter recommends approval of amendments to the two existing Los Angeles County Development Authority (LACDA) contracts with Midtown Carpet Co., and Floor Tech America, Inc. to increase the annual aggregate compensation by \$200,000 to a total of \$640,000 for floor covering replacement and other related services. Midtown Carpet Co., and Floor Tech America, Inc. currently provide floor covering replacement to multiple residential units and administrative office managed by the LACDA.

**IT IS RECOMMENDED THAT THE COMMITTEE:**

1. Recommend that the Board of Commissioners find the approval of amendments to the existing contracts is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director or designee to execute amendments to the contracts with Midtown Carpet Co., and Floor Tech America, Inc. to increase the annual aggregate compensation to \$640,000, using program funds included in the LACDA's approval Fiscal Year 2023-2024 budget, following approval as to form by County Counsel.



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

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On March 19, 2019, the Board awarded two one-year contracts to Midtown Carpet Co., and Floor Tech America, Inc. to provide floor covering services in the annual aggregate amount of up to \$400,000, to be split between the two contracts. The Board authorized the LACDA to extend the contracts up to four additional years at the same annual amount. The contracts have been extended and are currently in the fifth year of a maximum five-year term. Amendment No. 4 to both contracts was executed properly to increase the annual compensation by the authorized 10% contingency to \$440,000 for the current fifth year of the contracts.

The purpose of this action is to increase the annual aggregate compensation by an additional \$200,000 to \$640,000 for the remaining term of the contracts through April 30, 2024. The increased need for floor covering services is primarily due to the unusual increase of vacant units across all public housing sites due to residents transferring to a voucher program, leaving, or passing away. The increase is also due to inflation, material cost increase for the Build America Buy America Act requirements, and labor shortage.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

The additional annual aggregate compensation of up to \$200,000, for a total amount not to exceed \$640,000, will be comprised of program funds included in the LACDA's approved Fiscal Year 2023-2024 budget and future budgets as needed.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The floor covering services are being federally funded and are not subject to the requirement of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, both Midtown Carpet Co., and Floor Tech America, Inc. will 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 HUD assistance be directed to low- or very low-income persons, particularly to persons who are recipients of HUD housing assistance.

These service contracts were competitively solicited.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed amendments are exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(3)(ii) because they involve 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 activities that do not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed contract amendments will allow the LACDA to continue requesting for floor covering services and other related services for the public housing sites. These services are necessary for the extraordinary maintenance, rehabilitation, and required maintenance of LACDA properties.

Respectfully submitted,

A handwritten signature in blue ink that reads "Emilio Salas". The signature is written in a cursive style with a large initial "E".

EMILIO SALAS  
Executive Director



December 20, 2023

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

Dear Commissioners:

**APPROVE ACCEPTANCE AND ALLOCATION OF FEDERAL FUNDING UNDER  
THE HOUSING-RELATED HAZARDS CAPITAL FUND PROGRAM  
(DISTRICT 1)**

**SUBJECT**

This letter requests approval to accept an amount not to exceed \$4,800,000 in Capital Fund Program (CFP) funds from the U.S. Department of Housing and Urban Development (HUD). These funds will be allocated to the Los Angeles County Development Authority (LACDA) to address housing-related hazards in Public Housing and will be used for asbestos remediation at the Nueva Maravilla Public Housing Development in unincorporated East Los Angeles.

**IT IS RECOMMENDED THAT THE COMMITTEE:**

1. Recommend that the Board of Commissioners authorize the Executive Director or designee to enter into an agreement with HUD to receive an amount not to exceed \$4,800,000 in CFP funds for the remediation of housing-related hazards; and authorize the Executive Director, or designee, to incorporate these funds into the LACDA's Fiscal Year 2023-2024 budget.
2. Recommend that the Board of Commissioners find that this authorization to receive and administer CFP funds is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.



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Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve the acceptance of CFP funds not to exceed \$4,800,000 from HUD to address housing related hazards in Public Housing, specifically for asbestos remediation at the Nueva Maravilla Housing Development in unincorporated East Los Angeles. This includes evaluations, inspections, hazard remediation, and associated relocation.

### **FISCAL IMPACT/FINANCING**

HUD will execute an agreement for up to \$4,800,000 with the LACDA, which includes an amendment to the rolling 5-Year Action Plan and Annual Statement to HUD. The funds will be incorporated into the LACDA's approved Fiscal Year 2023-2024 budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On January 13, 2023, the Department of Housing & Development issued a Notice of Funds Opportunity (NOFO) for the Housing-Related Hazards Capital Fund (HRHCF) & Lead-based Paint Capital Fund Program (LBPCF) grant funds. The NOFO was to evaluate and reduce residential health hazards in public housing, including lead-based paint, carbon monoxide, mold, radon, fire safety, and asbestos. A total of \$65 million was made available for competitive grants to public housing agencies to evaluate and reduce housing-related hazards including lead-based paint in public housing. The LACDA submitted a competitive grant application for the HRHCF grant and was awarded \$4,800,000 for asbestos remediation at the Nueva Maravilla Public Housing Development. The LACDA will issue work orders under existing Board-approved Job Order Contracts.

### **ENVIRONMENTAL DOCUMENTATION**

The acceptance of the HRHCF 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 it is an administrative action and does not involve activities that will alter existing environmental conditions. This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The requested actions will provide additional funds for LACDA to evaluate and reduce housing-related hazards including asbestos in public housing.

Respectfully submitted,

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

EMILIO SALAS  
Executive Director

ES:MF:nc



January 24, 2024

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

Dear Commissioners:

**APPROVE CONTRACTS FOR PAINTING SERVICES  
(ALL DISTRICTS)**

**SUBJECT**

This letter recommends approval of two Contracts with Piana Construction & Painting, Inc., and Louis Loizu dba New Color Co., to provide painting services to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

**IT IS RECOMMENDED THAT THE COMMITTEE:**

1. Recommend that the Board of Commissioners authorize the Executive Director, or designee, to execute two one-year Contracts for painting services (Contracts) with Piana Construction & Painting, Inc., and Louis Loizu dba New Color Co., using up to \$600,000 in program funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget, to be effective following approval as to form by County Counsel and execution by all parties.
2. Recommend that the Board of Commissioners authorize the Executive Director, or designee, to execute amendments to the Contracts, following approval as to form by County Counsel, to extend the term for an additional four additional years, in one-year increments, with an annual compensation of \$300,000 per Contract, using funds to be included in the LACDA's annual budget approval process.



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3. Recommend that the Board of Commissioners authorize the Executive Director, or designee, to amend the Contracts to modify the Statement of Work, add services, and increase the annual compensation by up to \$30,000 (10%) per year per Contract as needed for unforeseen costs.
4. Recommend that the Board of Commissioners authorize the Executive Director or designee, upon his determination and as necessary and appropriate under the terms of the Contracts, to terminate either Contract for convenience.
5. Recommend that the Board of Commissioners find that approval of Contracts to provide painting services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve two Contracts for painting services for various public and affordable housing developments and administrative sites managed by the LACDA. These services will provide the LACDA with complete residential painting services for residential units, communal lobbies, and administrative offices required throughout its properties to adequately address vacant unit maintenance and general building painting maintenance.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

The cost for the first year of service will be up to \$300,000 per Contract, or \$600,000 total for both Contracts, using funds included in the LACDA's approved Fiscal Year 2023-2024 budget and proposed Fiscal Year 2024-2025 budget.

If extended, the cost of the second through the fifth year of the Contract will remain at the same annual amount of up to \$300,000 per Contract, using program funds included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of \$30,000 per year per Contract, is also being set for any additional needed painting services. If both Contracts are fully extended, the total Contract and contingency amount for all five years will be \$3,300,000.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

These Contracts will primarily be federally funded and is not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Greater Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles.

Instead, Piana Construction & Painting, Inc., and Louis Loizu dba New Color Co., will 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.

### **ENVIRONMENTAL DOCUMENTATION**

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

### **CONTRACTING PROCESS**

On September 20, 2023, an Invitation for Bids (IFB), Painting Services, Solicitation Number LACDA23-130, was conducted to identify contractors to provide painting services to the LACDA. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On September 27, 2023, a pre-bid meeting was held with eleven participating contractors attending. On October 12, 2023, eight bids were received for painting services by the submission deadline. The two lowest most responsive and responsible bidders are being recommended for the Contract awards. The Summary of Outreach Activities is provided in Attachment A.

### **IMPACT ON CURRENT PROJECT SERVICES**

Approval of the proposed Contracts will provide the LACDA with painting services necessary to maintain LACDA properties. These painting services will facilitate vacant unit maintenance throughout properties to maintain a safe condition for residents.

Respectfully submitted,



EMILIO SALAS  
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Painting Services

On September 20, 2023, the following outreach was initiated to identify Painting Services Contractors for the LACDA.

A. Announcement

An announcement was posted on the County's WebVen and on the LACDA's websites.

B. Distribution of Notices

The LACDA's vendor list was used to e-mail notices to 177 painting services contractors to visit the LACDA's website and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA website. As a result of the outreach, 56 IFB packages were downloaded from the LACDA website.

C. Bid Results

On October 12, 2023, eight (8) bids were received. Bidders were required to provide bids based on providing complete residential painting services for residential units, communal lobbies, and administrative offices. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status. Piana Construction & Painting, Inc., and Louis Loizu dba New Color Co. were determined to be the lowest responsive and responsible bidders and are being recommended for the Contract awards.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Piana Construction & Painting, Inc.	Non-Minority	Total: 22
Louis Loizu dba New Color Co.	Non-Minority	Total: 5

E. Minority/Women Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
AJ Fistes Corporation	Non-Minority	Total: 7
Sky Painting	Minority	Total: 10
So Cal Construction, Inc.	Minority	Total: 12
U.S National Corp dba Jimenez Painting Company	Minority	Total: 21
United Paint & Coatings, Co	Minority	Total: 5
Vizion's West, Inc.	Minority	Total: 8

The LACDA conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the LACDA.

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