



**COMMUNITY DEVELOPMENT COMMISSION/
HOUSING AUTHORITY**

of the County of Los Angeles

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • lacdc.org • hacola.org

**Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger**
Commissioners

Monique King-Viehland
Executive Director

AGENDA

**FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY MAY 23, 2018 (12:00 PM)**

**HACoLA HEADQUARTERS
700 WEST MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1500**

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1. Call to Order

2. Roll Call

**Takao Suzuki, Chair
Ruthie Myers, Co-Chair
Barbara Gower
Gesele McBroom-Marsh
Henry Porter Jr.
James Brooks
Marnell Banks
Mary Canoy
Naomi Rainey
Pamella Williams
Vanessa Luna
Zella Knight**

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

Regular Meeting of April 25, 2018

4. Report of the Executive Director

5. Presentations

NOFA Process Overview – Lynn Katano
2020 Census – Kaitlyn Goodman
Homeless Initiatives Overview and/or Updates – Myk'I Williams

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

**We Build Better Lives
& Better Neighborhoods**



Regular Agenda

7. **Authorize Agreements to Receive Funds From the City of Pasadena Housing Successor Agency and Make Related Findings (Districts 2 and 5)**

Recommend that the Board of Commissioners authorize the Executive Director, or her designee, to execute agreements with the City of Pasadena (Transfer Agreements) to accept and incorporate an amount not to exceed \$472,399 in City of Pasadena low and moderate income housing asset funds into the Housing Authority of the County of Los Angeles' (HACoLA) approved Fiscal Year 2018-2019 budget to assist in funding of the Miramonte Apartments project; recommend that the Board of Commissioners find that Transfer Agreements will not cause or exacerbate racial, ethnic, or economic segregation; recommend that the Board of Commissioners find that the Transfer Agreements are not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action does not have the potential for causing a significant effect on the environment.

8. **Select Date for CDC Deputy/Housing Commissioner Meeting**

9. **Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items**

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission 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 (3) business days prior to the Board meeting. Later requests will be accommodated to the best extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1504, or by e-mail at donna.delvalle@lacdc.org from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, April 25, 2018.

The meeting was convened at Community Development Commission Headquarters located at 700 W. Main Street, Alhambra, CA 91801.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Housing Commissioner Chair, Suzuki, at 12:05 p.m.

ROLL CALL	Present	<u>Absent</u>
Takao Suzuki, Chair	X	
Ruthie Myers, Co-Chair	X	
Barbara Gower	X	
Gesele McBroom-Marsh	X	
Henry Porter Jr.	X	
James Brooks	X	
Marnell Banks	X	
Mary Canoy	X	
Vanessa Luna	X	
Pamela Williams	X	
<u>Naomi Rainey</u>		X
Zella Knight	X	

PARTIAL LIST OF STAFF PRESENT:

Monique King-Viehland, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhn, Director, Housing Management Division
Margarita Lares, Director, Assisted Housing Division

GUESTS PRESENT:

None.

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 February 28, 2018, were approved as amended, with Commissioners Canoy, Luna, Williams and Suzuki abstaining.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director (DED) Emilio Salas introduced and welcomed two new Housing Commissioners. Housing Commissioner Vanessa Luna was appointed by the 3rd District and Tenant Commissioner, Pamela Williams.

Emilio Salas stated that we now have an actual budget. After five Continued Resolutions, the new budget is favorable to HACoLA programs. Future budget presentation will review details of omnibus. County Budget was introduced recently before the Board of Supervisors. Budget hearings are in the near future but we have yet to hear word back on our request for supplemental funding for our resident services programs.

Back in February 2018, Emilio Salas reported that HACoLA may receive an allocation of 800 VASH vouchers. We received clarification that the award was being adjusted downward to our original request of 600 vouchers. The adjustment was made after HUD stated it had made a calculation error and was unable to fund the full 800 vouchers. It still represents the largest award in the country.

Emilio Salas stated that yesterday the HACoLA Executive Director, Monique King-Viehland, received an invitation to attend a meeting with the Board of Supervisors and HUD Secretary, Ben Carson. Monique King-Viehland and Emilio Salas also attended an additional meeting with HUD Secretary, Ben Carson that highlighted some of the public/private partnerships that we have in Los Angeles via Funders Collaborative. We shared our need for regulatory reform.

DED Emilio Salas stated that this year HACoLA chose not to attend the NAHRO legislative meetings taking place in Washington, D.C. and we have opted to conduct an advocacy trip in May 2018 in preparation for 2019 appropriations. We will use this opportunity to follow up with HUD on the regulatory reforms we are proposing.

Tuesday, April 24, 2018 HACoLA staff attended the County's annual Volunteer of the Year awards luncheon. HACoLA was proud to have two awardees in attendance, Ms. Karen Washington who volunteers at Carmelitos and Ms. Alejandra Camacho who volunteers at Maravilla.

CDC/HACoLA has launched its Twitter account as another vehicle to share our message with clients and stakeholders.

Emilio Salas stated that at a prior Housing Commission meeting a schedule of the CDC Deputies meetings was handed out so that the Commission may consider scheduling a joint meeting in the future. This is an open item to consider if a motion should be introduced to schedule a special meeting of the Housing Commission or a meeting in lieu of the monthly meeting. The overall goal is to better connect Board offices and the Housing Commissioners on goals, direction of the agency and other matters.

Agenda Item No. 5 - Presentations

Agenda Item No. 6 - Public Comments

None

Regular Agenda

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

RECOMMEND APPROVAL OF THE HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES FISCAL YEAR 2018-2019 BUDGET
(ALL DISTRICTS)

AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a Resolution (Attachment A) approving the Housing Authority of the County of Los Angeles (Housing Authority) Fiscal Year 2018-2019 Budget (Budget), which includes revenues and expenditures of \$357,453,100.
2. Recommend that the Board of Commissioners instruct the Chair to sign the related Transmittal Resolution (Attachment B) certifying submission of the Budget by the Board to the U.S. Department of Housing and Urban Development (HUD).
3. Recommend that the Board of Commissioners instruct the Executive Director to implement the Budget and take all related actions, including execution of all required documents, for the purposes described herein, following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners find that the approval of the Budget is not subject to the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

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

AWARD A CONSTRUCTION CONTRACT TO BEST CONTRACTING
SERVICES, INC. FOR THE MARINA MANOR I AND II SENIOR PUBLIC HOUSING
DEVELOPMENT ROOF REHABILITATION PROJECT
(DISTRICT 3)

AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that the approval of the Contract and the proposed Project to repair and recoat existing roofs, and associated work at the Marina Manor I and II senior public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the Project.

2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Community Development Commission (CDC) for construction of the Project.
3. Recommend that the Board of Commissioners award a Contract to Best Contracting Services, Inc. the apparent lowest responsive and responsible bidder, in the amount of \$230,312 using funds included in the Housing Authority's approved Fiscal Year 2017-2018 budget, to repair and recoat existing roofs, and associated work at the Marina Manor I and II senior public housing development in unincorporated Marina del Rey, and authorize the Executive Director, or her designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor; recommend that the Board of Commissioners authorize the Executive Director or her designee, upon her 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.
4. Recommend that the Board of Commissioners authorize the Executive Director or her designee to approve Contract change orders not to exceed \$46,062, which represents 20% of the \$230,312 contract amount, for unforeseen project costs, using the same source of funds.
5. Recommend that the Board of Commissioners 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 prohibits geographic preferences.

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

AWARD A CONSTRUCTION CONTRACT TO DHI CONSTRUCTION, INC. FOR UNIT FLOORING REPLACEMENT PHASE II AT THE SANTA MONICA RENTAL HOUSING CONSTRUCTION PROGRAM HOUSING DEVELOPMENTS (DISTRICT 3)

AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners find that the approval of the Contract and the proposed Project for floor replacement, and associated work at the Santa Monica RHCP housing developments is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the Project.
2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Community Development Commission (CDC) for construction of the Project; recommend that the Board of Commissioners authorize the Executive Director, or her designee, to award and execute a Contract and all related documents with DHI Construction, Inc., the apparent lowest responsive and responsible bidder, for floor replacement, and associated work at the Santa Monica RHCP housing developments in the City of Santa Monica, following receipt of the acceptable Faithful Performance and Labor and Material

Bonds and insurance filed by the Contractor, and using \$295,472 in RHCP Replacement Reserves and operating funds.

3. Recommend that the Board of Commissioners authorize the Executive Director or her designee, upon her 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.
4. Recommend that the Board of Commissioners authorize the Executive Director or her designee to approve Contract change orders not to exceed \$59,094, which represents 20% of the contract amount, for unforeseen project costs, using the same source of funds.
5. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$354,566 in RHCP Replacement Reserves and operating funds into the Housing Authority's approved Fiscal Year 2017-2018 budget, as needed, for the purposes described above.

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

AWARD A CONSTRUCTION CONTRACT TO GIBRALTAR CONSTRUCTION CO., INC.
FOR PHASE II OF A KITCHEN REHABILITATION PROJECT AT THE CARMELITOS
FAMILY PUBLIC HOUSING DEVELOPMENT
(DISTRICT 4)

AGENDA ITEM NO. 10

1. Recommend that the Board of Commissioners find that the approval of the Contract and the proposed Project to complete kitchen rehabilitation in 130 dwelling units, including cabinet and countertop installation, flooring replacement, painting, and associated work at the Carmelitos family public housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the Project.
2. Recommend that the Board of Commissioners approve the proposed Project and adopt the plans and specifications that are on file in the Construction Management Unit of the Community Development Commission (CDC) for construction of the Project.
3. Recommend that the Board of Commissioners award a Contract to Gibraltar Construction Co., Inc. the apparent lowest responsive and responsible bidder, in the amount of \$1,872,000 using funds to be incorporated into the Housing Authority's approved Fiscal Year 2017-2018 budget, for kitchen rehabilitation and associated work at the Carmelitos family public housing development in the City of Long Beach, and authorize the Executive Director, or her designee, to execute the Contract following receipt of the acceptable Faithful Performance and Labor and Material Bonds and insurance filed by the Contractor.
4. Recommend that the Board of Commissioners authorize the Executive Director or her designee, upon her 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; recommend that the Board of Commissioners authorize the Executive Director or her designee to approve Contract

change orders not to exceed \$374,400, which represents 20% of the \$1,872,000 contract amount, for unforeseen project costs, using the same source of funds.

5. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$2,246,400 into the Housing Authority's approved Fiscal Year 2017-2018 budget, as needed, for the purposes described above.
6. Recommend that the Board of Commissioners 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 prohibits geographic preferences.

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

ADOPT RESOLUTION DECLARING INTENT TO ISSUE
MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS FOR
MULTIFAMILY IN UNINCORPORATED EAST LOS ANGELES
(DISTRICT 1)

AGENDA ITEM NO. 11

1. Recommend that the Board of Commissioners find that this adoption of a resolution declaring intent to issue Multifamily Housing Mortgage Revenue Bonds is not subject to the California Environmental Quality Act (CEQA) because the proposed activity is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution, as required under Treasury Regulations, declaring an intent by East LA Community Corporation (Developer), or an affiliate or assigned thereof, to undertake bond financing in an amount not exceeding \$15,000,000 to finance the acquisition, construction and development of Whittier Place Apartments, Phase II, a 34-unit multifamily rental housing development to be located at 4101-4117 Whittier Boulevard in unincorporated East Los Angeles (Project).
3. Recommend that the Board of Commissioners authorize the Executive Director or her designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation on an aggregate amount not exceeding \$15,000,000 for the purposes described herein.

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

ACCEPTANCE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR
PROJECTS IDENTIFIED IN THE FISCAL YEAR 2018-2019 ACTION PLAN FOR THE
ALLOCATION OF FEDERAL FUNDS AND CONTINUED ADMINISTRATION OF PRIOR
YEAR FUNDS IN ONGOING ACTIVITIES
(ALL DISTRICTS)

AGENDA ITEM NO. 12

1. Recommend that the Board of Commissioners find that the use of \$2,565,924 in FY 2018-2019 CDBG funds and \$220,000 in prior year CDBG funds is not subject to the provisions of the California Environmental Quality Act (CEQA) because it is not defined

as a project under CEQA.

2. Recommend that the Board of Commissioners authorize the Executive Director, or her designee, to accept \$2,565,924 in FY 2018-2019 CDBG funds from the Commission.
3. Continue to administer \$220,000 in prior year CDBG funds, through the Housing Authority's annual budget approval process, subject to final notification of approval by the U.S. Department of Housing and Urban Development (HUD).

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Gower apologized for missing the previous meeting in February. She welcomed Executive Director, Monique King-Viehland and new Commissioners. She stated that she was honored to be here.

Commissioner Banks welcomed the new Commissioners.

Commissioner Luna stated that she would like to hear more plans on how we are addressing the deficit.

Commissioner Brooks welcomed the new Commissioners and expressed gratitude to all for a job well done. He is happy to be part of the Commission.

Commissioner Williams stated that the meeting was very informative and she was thankful to be part of the Commission. She has been a resident of Los Angeles County for her entire life and she was impressed with how we incorporate the funds for our various projects and the resources that are available.

Commissioner Gower welcomed Commissioner Luna and Williams. She informed the Housing Commissioners that she will not be returning and will not seek a second term. Commissioner Gower found the experience rewarding and she learned a lot. She hopes to return to meetings in the future. She stated that she appreciated everyone's hard work.

Commissioner McBroom-Marsh welcomed Commissioners Luna and Williams. She congratulated HACoLA on the award of additional VASH vouchers. She thanked staff for the Budget presentation and congratulated Executive Director, Monique King-Viehland for a job well done.

Commissioner Knight stated that she is honored to be serving as a Housing Commissioner and is proud of what the agency provides. She welcomed the new Commissioners and stated that with collaborated efforts we will not be defeated.

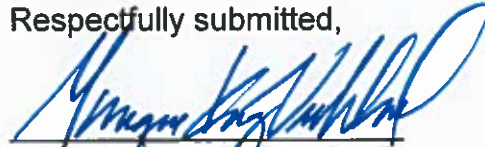
Commissioner Porter welcomed new Commissioners, Vanessa Luna and Pamela Williams. He thanked staff for the status update on construction projects. He expressed his gratitude for the Quarterly Highlights publication. He requested an updated CDC Calendar of events for the Housing Commissioners.

Commissioner Myers thanked staff and her fellow Housing Commissioners for their work and support. She congratulated Monique King-Viehland for her continued work. Commissioner Myers also thanked staff for the new kitchen at her residence. She stated that she is very happy.

Commissioner Suzuki thanked Commissioner Gower for her 2-year commitment. He welcomed new Commissioners, Luna and Williams. Lastly, he stated to Executive Director, Monique King-Viehland that he is aware that she is coming on-board during a tough time and stated that if there was anything that the Housing Commissioners can assist with, they are there to support. He commended everyone for their continued hard work.

On Motion by Commissioner Knight, the Regular Meeting of April 25, 2018 was adjourned at 1:40 p.m.

Respectfully submitted,



MONIQUE KING-VIEHLAND
Executive Director
Secretary-Treasurer

Housing Authority - County of Los Angeles

May 23, 2018

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division

RE: FSS PROGRAM UPDATE - APRIL 2018

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

ACTIVITIES

NUMBER CURRENTLY ENROLLED	530	As of May 1, 2018, there were 454 Housing Choice Voucher (HCV) and 76 Public Housing (PH) FSS enrollments.
NEW ENROLLMENTS	3	(3) FSS participants enrolled for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	5	(3) FSS contracts expired for Housing Choice Voucher (HCV) and (2) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	74 408 286 288 288 148 149 1065 3308 5896	As of April 30, 2018 Computer Literacy Legal Services Home Program/Seminars/Workshops Ownership Credit Repair Financial Literacy Youth Services Utilities/Miscellaneous Assistance Educational/Vocational Work Source/Job Fairs Job Referrals
OUTREACH & COMMUNITY EVENT	1 1 1	WDACS Orientation 4/10/2018 DPSS Norwalk Community Meeting 4/18/2018 Nueva Maravilla Vision Team Meeting 4/26/2018
GRADUATIONS	3	(3) Graduates 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

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.

- 1. Number Currently Enrolled** – Current number enrolled in the FSS program as of the date the FSS Report is presented.
- 2. New Enrollments** - The number of Participants enrolled in the FSS program with an effective date in the month the FSS Report is presented.
- 3. Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
- 4. Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
- 5. Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
- 6. Graduations** – FSS participants that graduated last month.
- 7. Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.



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Commissioners

Monique King-Viehland
Executive Director

May 23, 2018

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**AUTHORIZE AGREEMENTS TO RECEIVE FUNDS FROM THE CITY OF PASADENA
HOUSING SUCCESSOR AGENCY AND MAKE RELATED FINDINGS
(DISTRICTS 2, 5)**

SUBJECT

This letter recommends that the Board, following the public hearing, authorize the Executive Director to execute agreements with City of Pasadena to receive funding for the Miramonte Apartments project, a transit oriented, special needs, permanent supportive housing project in unincorporated Florence Firestone.

IT IS RECOMMENDED THAT THE COMMISSION:

1. Recommend that the Board of Commissioners authorize the Executive Director, or her designee, to execute agreements with the City of Pasadena (Transfer Agreements) to accept and incorporate an amount not to exceed \$472,399 in City of Pasadena low and moderate income housing asset funds into the Housing Authority of the County of Los Angeles' (HACoLA) approved Fiscal Year 2018-2019 budget to assist in funding of the Miramonte Apartments project.
2. Recommend that the Board of Commissioners find that Transfer Agreements will not cause or exacerbate racial, ethnic, or economic segregation.
3. Recommend that the Board of Commissioners find that the Transfer Agreements are not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action does not have the potential for causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to transfer funding from the City of Pasadena Housing Successor Agency to HACoLA, which acts as the County's housing successor agency. It is being proposed that the funding to be provided by the Transfer Agreements be utilized as an additional funding source that will help provide needed gap financing for the development and construction of the Miramonte Apartments (Project), a transit oriented, special needs, permanent supportive housing project.

The Project, located at 7321 Miramonte Avenue in unincorporated Florence Firestone, will be new construction of 44 units of special needs affordable housing, including nine studios, 20 one bedroom, 14 two bedroom apartments, and one manager apartment. Of the restricted units, 36 of the units will be reserved for homeless households and seven of the units will be general affordable housing. The Project developer is 'A Community of Friends'.

State law provides that funding agreements between housing successor agencies are permitted for transit oriented, special needs, and permanent supportive housing projects, provided that certain conditions are met. In selecting this Project, HACoLA staff evaluated the housing development projects to be recommended for funding in the current round of the Community Development Commission Notice of Funding Availability for Affordable Rental Housing, and determined that the Project is best suited to the criteria required for transfers of funds between housing successor agencies.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

HACoLA serves as the housing successor agency for the County's former redevelopment agency, which is responsible for administration of the County's former redevelopment housing assets. The Pasadena Housing Successor Agency is the agency responsible for administration of the City of Pasadena's former redevelopment agency housing assets.

The Pasadena Housing Successor Agency wishes to transfer an amount not to exceed \$472,399 to HACoLA to assist in the funding of the Project. The City of Pasadena Housing Successor Agency currently has an 'excess surplus' of low and moderate income housing asset funds, as determined by a formula set forth in the California Health and Safety Code. The City of Pasadena currently does not have a project eligible to receive this funding. If the funding is not spent or transferred by the end of the Fiscal Year, the

law requires that the excess surplus funds be transferred to the State. In order to keep the funding within Los Angeles County, Pasadena City staff has proposed this transfer arrangement with HACoLA. This transfer of funding will require Transfer Agreements to be executed by HACoLA and the City of Pasadena. The Transfer Agreements will also be considered by the Pasadena City Council on June 11th.

California Health and Safety Code Section 34176.1 (Section) provides that two housing successor agencies may enter into agreements to transfer funds for affordable housing developments meeting certain criteria. Prior to entering into such agreements, the Section specifies that the City of Pasadena and the County of Los Angeles have current adopted housing elements. The Section also requires that the transferring housing successor agency (Pasadena) not have an outstanding obligation to provide replacement housing. These conditions have been met.

The Section further requires that the Project to be funded by the agreements only be used for rental housing affordable to, and occupied by, households earning less than 60% or less of the area median income. The Section also requires that the Project not result in any reduction in the number of housing units or reduction in affordability of housing units on the site where the Project is to be built. The Project satisfies these requirements.

In order for this transfer to occur, Section 34176.1(c)(2)(C) requires that the Board, based on substantial evidence, find that the Transfer Agreements will not cause or exacerbate racial, ethnic, or economic segregation. There is substantial evidence to support this finding.

As part of the requirement to certify to the US Department of Housing and Community Development (HUD) that HACoLA is 'affirmatively furthering fair housing', an 'Analysis of Impediments to Fair Housing Choice' (Analysis) was prepared for HACoLA earlier this year. The Analysis included HUD prescribed 'Racially and Ethnically Concentrated Areas of Poverty' (R/ECAPs). The Project site is located in an area that was not designated as a R/ECAP.

In the 2016 Community Profile, which was prepared to prioritize the investment of Community Development Block Grant and other funds within the unincorporated areas of Los Angeles County, the Project site was designated as being in a 'Level II' area, or an area requiring 'Selective Investment'. Level II describes areas where the majority of properties are in standard condition and adequate private investment occurs. However, in Level II areas specific properties or limited areas do show signs of disinvestment. This is in contrast to Level III areas requiring 'Intensive Investment', or Level IV areas that require 'Extensive Investment' to address sub-standard conditions.

Although the Project site is in a low-income area, this is mitigated by the presence of the Metro Florence Avenue Blue Line Station, which is located less than a third of a mile away. Section 34176.1(c)(2)(B) provides that the development to be funded by the

Honorable Housing Commissioners
May 23, 2018
Page 4

transfer may be located in an area exceeding 50% very low-income provided that the development is within one half-mile of a high quality transit stop.

ENVIRONMENTAL DOCUMENTATION

This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 (b)(5) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Approval of Transfer Agreements does not commit HACO LA or the County to a particular course of action, and is not subject to the requirements of CEQA. All CEQA environmental review requirements must be completed in conjunction with the approval of entitlements for the Miramonte Apartments project.

IMPACT ON CURRENT PROJECT

The proposed action will provide additional funding for the Project, furthering HACO LA's goals of providing permanent supportive, special needs, and transit oriented affordable housing.

Respectfully submitted,



MONIQUE KING-VIEHLAND
Executive Director

MKV:KT:LN:dr



CALENDAR



5/17/2018 4:47 PM

<p>JUNE 2018</p>	<p>June 6 – BOS meeting</p> <ul style="list-style-type: none"> • CDC/HACoLA Fiscal Year 2018-2019 Budgets <p>June 12 – BOS meeting</p> <ul style="list-style-type: none"> • MOU with City of Los Angeles for Pacoima Renovate Program • Purchase of property, excess workers' compensation, excess liability, and crime and pollution insurance • Transfer of CDC-owned property to the Mexican American Opportunities Funds for a childcare center <p>June 19 – BOS meeting</p> <p>June 20 – CDC/Board Deputies Meeting</p> <ul style="list-style-type: none"> • Update on the County Economic Development Trust Fund • Update on the Recommended Changes to the Los Angeles County Housing Innovation Fund <p>June 26 – BOS meeting</p> <ul style="list-style-type: none"> • Receipt of funds from Pasadena Housing Successor Agency for Miramonte Apartments <p>June 27 – Housing Commission meeting – Orchard Arms (5th District)</p>
<p>JULY 2018</p>	<p>July 3 – BOS meeting</p> <p>July 10 – BOS meeting</p> <p>July 17 – BOS meeting</p>



CALENDAR



5/17/2018 4:47 PM

	<p>July 24 - BOS meeting</p> <p>July 25 – Housing Commission meeting – Westknoll (3rd District)</p> <p>July 27 – 29</p> <ul style="list-style-type: none"> • <i>NAHRO Summer Conference, San Francisco, CA</i> <p>July 31 – BOS meeting</p>
<p>AUGUST 2018</p>	<p>August 1 - CDC/Board Deputies Meeting</p> <ul style="list-style-type: none"> • Budget update • NOFA 24-A • DMH NOFA update <p>August 7 – BOS meeting</p> <p>August 14 – BOS meeting</p> <p>August 21 – BOS meeting (cancelled)</p> <p>August 22 – Housing Commission meeting – Alhambra (5th District)</p> <p>August 28 – BOS meeting (cancelled)</p>
<p>SEPTEMBER 2018</p>	<p>September 4 – BOS meeting begins at 1:00p.m.</p> <p>September 5 - CDC/Board Deputies Meeting</p> <ul style="list-style-type: none"> • Budget update



CALENDAR



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	<p>September 11 – BOS meeting</p> <p>September 18 – BOS meeting</p> <p>September 25 – BOS meeting</p> <p>September 26 – Housing Commission meeting – South Bay Gardens (2nd District)</p>
OCTOBER 2018	<p>October 2 – BOS meeting</p> <p>October 3 - CDC/Board Deputies Meeting</p> <ul style="list-style-type: none">• Budget update <p>October 9 – BOS meeting begins at 1:00p.m.</p> <p>October 16 – BOS meeting</p> <p>October 23 – BOS meeting</p> <p>October 24 – Housing Commission meeting – Carmelitos (4th District)</p> <p>October 25 – 27</p> <ul style="list-style-type: none">• <i>NAHRO National Conference, Atlanta, GA</i> <p>October 30 – BOS meeting</p> <p>November 6 – BOS meeting</p> <p>November 7 - CDC/Board Deputies Meeting</p>
NOVEMBER 2018	



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	<ul style="list-style-type: none"> Budget update <p>November 13 – BOS meeting begins at 1:00p.m.</p> <p>November 20 – BOS meeting</p> <p>November 27 – BOS meeting</p> <p>November 28 – Housing Commission meeting – Alhambra (5th District)</p>
<p>DECEMBER 2018</p>	<p>December 4 – BOS meeting</p> <p>December 5 - CDC/Board Deputies Meeting</p> <ul style="list-style-type: none"> Budget update <p>December 11 – BOS meeting</p> <p>December 18 – BOS meeting</p> <p>December 19 – Housing Commission meeting – Alhambra (5th District)</p> <p>December 25 – BOS meeting (cancelled)</p>