



**COMMUNITY DEVELOPMENT COMMISSION/
HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

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

Monique King-Viehlend
Executive Director

AGENDA

**FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, OCTOBER 24, 2018 (12:00 PM)**

**CDC/HACOLA HEADQUARTERS
700 W. MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1500**

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1. Call to Order

2. Roll Call

Takao Suzuki, Chair
Ruthie Myers, Vice Chair
Marnell Banks
James Brooks
Mary Canoy
Zella Knight
Val Lerch
Vanessa Luna
Gesele McBroom-Marsh
Henry Porter Jr.
Pamela Williams

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

Regular Meeting of September 24, 2018

4. Report of the Executive Director

5. Presentations

Family Self-Sufficiency



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.

Regular Agenda

7. **Agreement with Ocean Park Community Center for Supportive Services for Homeless Individuals and Families through the Continuum of Care Program (All Districts)**

Recommend that the Board of Commissioners authorize the Executive Director, or her designee, to execute, and if necessary, amend or terminate an agreement with Ocean Park Community Center, in the amount of \$134,886, to provide supportive services under the Continuum of Care Program; recommend that the Board of Commissioners find that this agreement is not a project under the California Environmental Quality Act.

Discussion Topics

8. **Rent Stabilization**

9. **Homeownership Programs**

10. **County Position on Ballot Measures**

11. **Future Collaboration between Housing Commission and Board offices**

12. **Housing Commissioners 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 four (4) 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) 586-1855 from 8:00 a.m. to 5:00 p.m., Monday through Thursday, or by e-mail at nick.teske@lacdc.org.

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

Wednesday, September 24, 2018.

The meeting was convened at South Bay Gardens, 230 E. 130th Street, Los Angeles, CA 90061.

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

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

<u>Roll Call</u>	<u>Present</u>	<u>Absent</u>
Takao Suzuki, Chair	X	
Ruthie Myers, Vice Chair	X	
Marnell Banks		X
James Brooks	X	
Mary Canoy	X	
Zella Knight	X	
Val Lerch	X	
Vanessa Luna	X	
Gesele McBroom-Marsh		X
Henry Porter Jr.	X	
Pamela Williams	X	

Partial List of Staff Present

Monique King-Viehland, Executive Director
Emilio Salas, Deputy Executive Director
Darlene Aikens, Assisted Housing Acting Director
Maria Badrakhhan, Housing Management Director

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Knight, seconded by Commissioner Canoy, with Commissioners Luna, Myers and Williams abstaining, the Minutes of the Regular Meeting of August 22, 2018 were approved as amended to indicate that Commissioner Lerch was present.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas welcomed all attendees, and introduced Property Manager Christina Lupo who provided the Commission with an overview of South Bay

Gardens. Christina also introduced the Resident Council and the Housing Authority staff at the site.

Emilio announced the departure of Margarita Lares, who accepted a position as the Chief Programs Officer for the Housing Authority of the City of Los Angeles. Emilio announced Darlene Aikens as the new Acting Director for the Assisted Housing Division.

Emilio reported on the success of the annual Farm to Table Dinner, which took place on Sunday, September 23, 2018 at The Growing Experience at Carmelitos Housing Development. Over 250 people attended the fundraiser, including Commissioner Lerch, the Mayor of Long Beach Robert Garcia and City Councilmember Al Austin.

Emilio reported that President Trump signed the Federal Fiscal Year 2019 Appropriations Package related to Veterans Affairs (VA), which includes language directing the VA to dedicate funding for Homeless Assistance Programs and not to divert the resources to other programs or areas. It also directs the VA to submit a report to Appropriation Committees outlining the cost and feasibility of contracting with local community-based agencies and non-profit organizations to provide additional case management services in the Los Angeles Region where the VA does not meet the recommended 25:1 case management staffing ratio.

Emilio announced the Board of Supervisors' passage of a motion to propose the implementation of a temporary rent stabilization ordinance that would apply to eligible rental units in the unincorporated areas of the County. The motion came as a result of a nearly yearlong process which included a committee called the Tenant Protections Work Group. The Work Group consisted of housing advocates, property owner organizations, CEO, DCBA and County Counsel. It culminated with a comprehensive report that included numerous recommendations. Weekly meetings are now underway to introduce a temporary ordinance that may include: a 3% cap on annual rent increases; a provision requiring "just cause" for tenant evictions; and a process for landlords who believe they aren't receiving a fair rate of return on their rental property to increase rent above the annual cap.

Emilio reported on a police officer involved shooting that took place at Nueva Maravilla Housing Development on August 12, 2018, which resulted in the death of a young man who was not a Maravilla resident. Emilio complimented the response of the community policing team in the aftermath of the shooting. He explained that CDC/HACoLA has been working closely with the First District to address concerns raised by residents at a community meeting held shortly thereafter.

Emilio reported on the death of a formerly homeless resident of one of our South Scattered Sites developments. The individual was found deceased in their apartment. Emilio discussed the importance of placing clients in units where they will receive the case management they need, and challenges of finding appropriate tenants under the South Scattered Sites homeless preference.

Emilio also reported on the lease-up status, which is not as high this year due to the challenges involved in housing homeless individuals and families. For this reason, we expect that HACoLA may not be a “high performer” in the next Section 8 Management Assessment Program (SEMAP) review. Emilio discussed the tension between the criteria used in SEMAP, such as lease-up rates, and the importance of focusing on the homeless crisis. There are ongoing conversations with HUD about these issues.

Finally, Emilio reported that HACoLA is beginning the Annual Plan process. We are not expecting any major policy changes this year.

Agenda Item No. 5 - Presentations

- Musical performance - South Bay Gardens residents
- Update on upcoming ballot measures – Elisa Vasquez, Communications and Public Affairs Manager
- Resolution for CDC/HACoLA merger – Monique King-Viehland, Executive Director
- Potential topics for joint Housing Commission/CDC Deputies meeting – Emilio Salas, Deputy Executive Director

Agenda Item No. 6 - Public Comments

Melvin Hightower, South Bay Gardens resident
Jesstine Washington, South Bay Gardens resident
Mary Martin, South Bay Gardens resident
Lula Owens, South Bay Gardens resident
Valerie Cloud, South Bay Gardens resident

Agenda Item No. 7 - Approve the Transfer of the Ujima Village Property to the County of Los Angeles (All Districts)

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

Recommend that the Board of Commissioners find that the proposed transfer of property from the Housing Authority to the County is within the scope of the Earvin “Magic” Johnson Park Master Plan (Master Plan) and the Final Environmental Impact Report (FEIR) adopted and approved by the Board on February 23, 2016, and within the scope of the Revised Master Plan and the Addendum to the Certified FEIR adopted and approved on June 6, 2018; recommend that the Board of Commissioners approve and authorize the Executive Director, or her designee, to execute a Quitclaim Deed or any related documents to transfer the Ujima Village property located at 941 East 126th Street, Los Angeles, California 90059, from the Housing Authority to the County, following approval as to form by County Counsel.

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

Commissioner Porter asked about the limits on accommodating resident requests, in response to recent correspondence regarding air quality tests, termite inspections and treatment requested by a resident.

On motion by Commissioner Knight, seconded by Commissioner Myers, the Regular Meeting of September 26, 2018 was adjourned at 1:39 p.m.

Respectfully submitted,


MONIQUE KING VIEHLAND
Executive Director
Secretary-Treasurer

Housing Authority - County of Los Angeles

October 24, 2018

TO: Housing Commissioners

FROM: Darlene Aikens, Acting Director *Darlene Aikens*
Assisted Housing Division

RE: **FSS PROGRAM UPDATE – SEPTEMBER 2018**

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

ACTIVITIES

NUMBER CURRENTLY ENROLLED	499	As of October 1, 2018 , there were 426 Housing Choice Voucher (HCV) and 73 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	12	(10) FSS participants enrolled for Housing Choice Voucher (HCV) and (2) for Public Housing (PH).
CONTRACTS EXPIRED	13	(12) FSS contracts expired for Housing Choice Voucher (HCV) and (1) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	2071 1331 1110 558 279 205 151 137 74	As of September 30, 2018 Job Referrals/training Work Source/Job Fairs Educational/Vocational Other/Utilities Home Program/Seminars/Workshops Ownership Credit Repair Youth Services Financial Literacy Computer Literacy
OUTREACH & COMMUNITY EVENT	2	Carmelitos Back to School Jam, Nueva Maravilla Back to School Jam, Harbor Hills Back to School Jam, South Scatter Sites Back to School Jam,
GRADUATIONS	6	(6) 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.

Contract Status Report

Project Filter Options

Program: All Programs
Department: All Departments
Dev. Stage: All Stages
District: All Distr.

Proj. Manager: All Managers
Team Member: All Team Members
Fund Source: All Funds

District	Project Name	Tracker No.	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Pending Action / Forecast
1 st	Nueva Maravilla CCTV Cameras Phase II	TP005658	Harry H. Joh Construction, Inc.	\$79,235	\$79,235	0%	\$75,272	70%	The contractor provided solutions to resolve the communication issues. The solutions were approved at the end of September. A joint scope was conducted on October 4, 2018, and contractor will proceed with fixing the issues.
2 nd	El Segundo (Family) Kitchens and Bathrooms	TP005446	World Wide Construction	\$344,085	\$344,085	0%	\$275,268	100%	All 30 units are complete. The closeout documents are in review.
2 nd	Southbay Gardens Kitchen Rehab. Phase II	TP005473	PUB Construction	\$1,230,729	\$1,230,729	0%	\$1,230,729	100%	Project is 100% complete. PUB completed the punch list items (MOD#1) on August 17, 2018, and submitted the closeout documents. Final Payment & Retention are in process and will be released by 10/19/18.
2 nd	SSS Kitchen and Bathroom Rehab. (12 sites)	TP005557	Harry H. Joh Construction, Inc.	\$1,289,000	\$1,289,000	0%	\$616,625	65%	Construction contract was executed on January 31, 2018. Pre-construction meeting was conducted with Harry H. Joh Construction, Inc. on January 24, 2018. Project extension was granted due to additional plumbing work & required building inspections.
2 nd	SSS Window Replacement (7 sites)	TP005556	TL Veterans Construction, Inc.	\$598,000	\$598,000	0%	\$353,560	95%	The project is 95% complete. Contractor currently working at the Big Normandie site.
2 nd	Ujima Village Demolition	TP005873	Harry H. Joh Construction	\$1,510,995	\$1,510,995	0%	\$1,207,222	95%	The Contractor has removed all slabs and paving on the site. Rough grading to be completed by October 19, 2019.
3 rd	Santa Monica RHCP Unit Flooring		DHI Construction	\$335,472	\$335,472	0%	0%	0%	The General Contractor is finding another subcontractor to begin the project.
3 rd	King Road Roof Replacement	TP005584	Letner Roofing Co.	\$724,188	\$724,188	0%	0%	0%	Preconstruction meeting will occur on October 22, 2018. Notice To Proceed issued by October 31, 2018.
4 th	Sundance Vista Kitchen Rehab.	TP005715	Harry H. Joh Construction, Inc.	\$682,000	\$682,000	0%	0%	0%	A preconstruction meeting was held on October 1, 2018. Submittals & shop drawings are in process. The target date for mockup completion is early November.
5 th	Foothill Villa Site Improvements	TP005805	Harry H. Joh Construction, Inc.	\$66,427	\$66,427	0%	0%	90%	A supplemental for additional work scope is being prepared. The project was completed the 2 nd week of October.

TOTALS: \$7,206,643 \$7,550,025 \$4,752,343

Vcdc.org\DIVISIONS COMMON\CM COMMON\Housing Commission-Internal\Housing Quarterly Contract Status Report\Contracts_Status_Report_as_of_10-04-2018.rtf



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Commissioners

Monique King-Viehland
Executive Director

October 24, 2018

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

Dear Commissioners:

**AGREEMENT WITH OCEAN PARK COMMUNITY CENTER FOR SUPPORTIVE
SERVICES FOR HOMELESS INDIVIDUALS AND FAMILIES THROUGH THE
CONTINUUM OF CARE PROGRAM
(ALL DISTRICTS)**

SUBJECT

This letter recommends that the Board authorize an agreement with Ocean Park Community Center (OPCC), using Continuum of Care (CoC) Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) to provide supportive services for homeless individuals and families with disabilities throughout Los Angeles County.

IT IS RECOMMENDED THAT THE COMMISSION:

1. Recommend that the Board of Commissioners authorize the Executive Director, or her designee, to execute, and if necessary, amend or terminate an agreement with OPCC, in the amount of \$134,886, to provide supportive services under the CoC Program.
2. Recommend that the Board of Commissioners find that this agreement is not a project under the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The CoC Program is a certificate-based program designed to link rental assistance with supportive services for homeless individuals and families with disabilities. CoC primarily

provides assistance to those with serious mental illness, chronic substance abuse problems, and/or HIV/AIDS or related diseases.

Each year, the U.S. Department of Housing and Urban Development awards CoC funds competitively. The Housing Authority and the Los Angeles Homeless Services Authority collaboratively submit an annual application for funding. In turn, this funding allows the Housing Authority to partner with community-based organizations across Los Angeles County to co-administer the CoC programs.

This year, the Housing Authority received additional CoC funding for supportive services, which will be administered via agreements with partner organizations who serve clients throughout Los Angeles County. The agreement with OPCC exceeds the Executive Director's delegated authority of \$100,000, and requires Board approval. The Housing Authority also has CoC agreements with 36 other partner organizations, which are under \$100,000 each and do not require Board approval.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The CoC funds are included in the Housing Authority's approved Fiscal Year 2018-2019 budget, and will be co-administered via agreements with partner organizations.

ENVIRONMENTAL DOCUMENTATION

This action is not subject to CEQA because it is excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines.

Pursuant to 24 Code of Federal Regulation, Part 58, section 58.34(a)(4), this action is exempt from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions.

IMPACT ON CURRENT PROJECT

The proposed action will help to link rental assistance with supportive services for homeless individuals and families with disabilities throughout Los Angeles County.

Respectfully submitted,



MONIQUE KING-WIEHLAND
Executive Director