



**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 HOUSING COMMISSION
WEDNESDAY, SEPTEMBER 26, 2018 (12:00 PM)**

**SOUTH BAY GARDENS
230 E. 130th STREET
LOS ANGELES, CA 90061
(310) 532-8498**

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1. Call to Order

2. Roll Call

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

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

Regular Meeting of August 22, 2018

4. Report of the Executive Director

5. Presentations

South Bay Garden Seniors
Update on Upcoming Ballot Measures – Elisa Vasquez
Discuss Resolution – Monique King-Viehland
Topics for Housing Commission Meeting with Deputies – Emilio Salas

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. Approve the Transfer of the Ujima Village Property to the County of Los Angeles (All Districts)

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.

8. 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, August 22, 2018.

The meeting was convened at CDC/HACoLA Headquarters, 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 CDC/HACoLA.

The meeting was called to order by Housing Commissioner Chair, Suzuki, at 12:07 p.m.

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

PARTIAL LIST OF STAFF PRESENT:

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

GUESTS PRESENT:

None

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Knight, with Commissioner Lerch abstaining, the Minutes of the Regular Meeting of July 27, 2018 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director, Emilio Salas welcomed all attendees, introduced the returning Board approved Commissioner Vernon “Val” Lerch representing the 4th District and announced the reappointment of Commissioner Zella Knight as the formerly Homeless Representative to a new two-year term.

Emilio announced that there was an invitation to apply for 312 VASH vouchers. He stated that last year the CDC/HACoLA received the largest allocation in the country, nearly doubling the next highest awardee.

Emilio announced that the CDC/HACoLA intends to submit a proposal for the Los Angeles Homeless Services Authority’s (LAHSA) shallow subsidy proposal, which is anticipated to be released in September/October 2018. CDC/HACoLA responded to the RFI that was issued in July 2018 and are hoping for the new opportunity to provide non-federal subsidies for families that are struggling to remain housed.

Emilio informed the Commissioners that the CDC/HACoLA is in the midst of preparing our Continuum of Care (CoC) Grant applications for the new round of funding. He stated that a few months ago CDC/HACoLA received sudden notice from one of our grantees, New Directions that they were having extreme financial difficulty and would be unable to continue providing services for their clients. They were administering three separate grants with a total of 69 certificates geared specifically for homeless veterans. Emilio stated that this was a similar circumstance that occurred several years ago when another service provider backed out of their grant that was servicing over 200 families. Staff at that time redirected the grant to The Whole Child. He announced that this time staff came through and reached out to our own County Family. He was happy to report that the Department of Military Veteran’s Affairs (DMVA) has agreed to accept this grant and the CDC/HACoLA is in the process of executing the official agreement.

Emilio announced that CDC/HACoLA is in receipt of the most recent REAC inspection scores for Harbor Hills, North County and Carmelitos. They received REAC scores of - 93, 97, 98. He congratulated staff for a job well done.

Emilio announced that the CDC Deputies have agreed to come to CDC/HACoLA for a joint meeting with the Housing Commission on Wednesday, October 24, 2018. Potential agenda items will be discussed at the September Housing Commission meeting.

Emilio brought up an issue of the Housing Commission lunch orders and stated that only specific menu items will be available at future meetings.

Emilio announced that the Community Development Foundation will be hosting their annual Table to Farm Dinner on September 23, 2018 at 4:00 p.m. This annual fundraiser had over 200 in attendance last year.

It was also announced that on Thursday, August 23, 2018 the CDC/HACoLA will be holding their Employee Picnic at Barnes Park in the City of Monterey Park. The event is being held in appreciation for all the employee’s hard work throughout the year.

Agenda Item No. 5 - Presentations

Re-Organization Update/Rebranding – Monique King-Viehland

Agenda Item No. 6 - Public Comments

Fang Huang, Kings Road Resident
Jacqueline Hamilton, Section 8 Resident

Regular Agenda

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

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

AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution (Attachment A) approving the HACoLA Fiscal Year 2018-2019 Amended Budget, which includes revenues and expenditures of \$392,385,800.
2. Recommend that the Board of Commissioners instruct the Chair to sign the related Transmittal Resolution (Attachment B) certifying submission of the Amended Budget by the Board to HUD.
3. Recommend that the Board of Commissioners instruct the Executive Director to implement the Amended Budget and take all related actions, including execution of all required documents, following approval as to form by County Counsel.
4. Recommend that the Board of Commissioners find that the approval of the Amended 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 Knight, seconded by Commissioner Brooks, the following was unanimously approved:

ADOPT RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY HOUSING
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN
UNINCORPORATED WILLOWBROOK
(DISTRICT 2)

AGENDA ITEM NO. 8

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 Integral Development (Developer), or an affiliate or assignee thereof, to undertake bond financing in an amount not exceeding \$15,000,000 to finance the site acquisition, construction and development of Ashley Willowbrook, a 61-unit multifamily rental housing development to be located at 11731-11739 Holmes Avenue in unincorporated Willowbrook (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 Lerch, the following was unanimously approved:

ADOPT RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY HOUSING
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN
UNINCORPORATED WILLOWBROOK
(DISTRICT 2)

AGENDA ITEM NO. 9

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 GWDC at VH, LLC (Developer), or an affiliate or assignee thereof, to undertake bond financing in an amount not exceeding \$10,000,000 to finance the site acquisition and rehabilitation of Whitfield Manor, a 46-unit multifamily rental housing development located at 12600 South Compton Avenue in unincorporated Willowbrook (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 \$10,000,000 for the purposes described herein.

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

AWARD A CONSTRUCTION CONTRACT TO LETNER ROOFING CO. FOR THE
KINGS ROAD SENIOR MULTIFAMILY HOUSING DEVELOPMENT ROOF
REPLACEMENT PROJECT
(DISTRICT 3)

AGENDA ITEM NO. 10

1. Find that the approval of the Contract and the proposed Project, for roof replacement and associated work at the Kings Road senior multifamily housing development in the City of West Hollywood, are 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. 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. Award a Contract to Letner Roofing Co. the apparent lowest responsive and responsible bidder, in the amount of \$724,188 using funds included in the Housing Authority's approved Fiscal Year 2018-2019 budget, 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. 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.
5. Authorize the Executive Director or her designee to approve Contract change orders not to exceed \$144,838, which represents 20% of the \$724,188 contract amount, for unforeseen project costs, using the same source of funds.
6. 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 prohibit geographic preferences.

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

AWARD A CONSTRUCTION CONTRACT TO HARRY H. JOH CONSTRUCTION, INC.
FOR A KITCHEN REHABILITATION PROJECT AT THE SUNDANCE VISTA FAMILY
PUBLIC HOUSING DEVELOPMENT
(DISTRICT 4)

AGENDA ITEM NO. 11

1. Find that the approval of the Contract and the proposed Project, to complete kitchen rehabilitation in 41 dwelling units, including cabinet and countertop installation, flooring replacement, painting, and associated work at the Sundance Vista family public housing development in unincorporated South Whittier, are 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. 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. Award a Contract to Harry H. Joh Construction, Inc., the apparent lowest responsive and responsible bidder, in the amount of \$682,000, 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. 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.
 5. Authorize the Executive Director or her designee to approve Contract change orders not to exceed \$136,400, which represents 20% of the \$682,000 contract amount, for unforeseen project costs, using the same source of funds.
 6. Authorize the Executive Director to fund the Contract and contingency with a total of \$818,400, comprised of \$163,103 in Community Development Block Grant (CDBG) funds allocated to the Fourth Supervisorial District by the U.S. Department of Housing and Urban Development (HUD) and \$655,297 in Capital Fund Program (CFP) funds allocated by HUD, and to incorporate all funds into the Housing Authority's approved Fiscal Year 2018-2019 budget, as needed.
 7. 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 prohibit geographic preferences.

Agenda Item No. 10 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Banks stated that she was thankful for the Back to School Jams. She said that the children were excited and she was thanked staff for bringing everything together. Commissioner Banks also stated that she was excited about starting the FSS program.

Commissioner Porter thanked Monique King-Viehlend and Emilio Salas for putting all the information together regarding the implementations of the new visions. He stated that he supports the new efforts and offered to assist with any advocating needed. He complimented Margarita Lares for the monthly FSS Report. He stated that he was impressed on the seeing the numbers every month and is happy to hear the success stories.

Commissioner McBroom-Marsh welcomed Emilio Salas back from his vacation. She stated that she is ecstatic about the vision and changes going on with the agency and would like to provide support as needed.

Commissioner Lerch stated that he was glad to be back.

Commissioner Knight welcomed back Commissioner Lerch. She requested an electronic copy of the rebranding presentation. She stated that she was happy to see the Zen room being implemented for staff. She asked to receive a follow up on the FSS graduates after a year of completing the program. Commissioner Knight stated that she had concerns with HUD's proposal and requested follow up. She also stated that she would like to be notified of the upcoming NAHRO event scheduled for Thursday, September 27th, 2018 in the city of Long Beach.

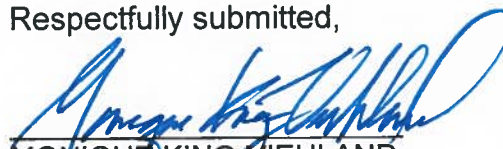
Commissioner Canoy welcomed Commissioner Lerch back. She stated that the rebranding presentation was great and really liked the colors. She congratulated Margarita Lares on the numbers on the FSS Report. Commissioner Canoy stated that she hopes that Section 8 voucher holders can be helped in finding units and informing landlords that help is needed.

Commissioner Brooks stated, "To turn a ship around, it takes days", that is the way he sees this organization. He informed Monique King-Viehlend that he thinks that it is awesome to see and hear the reorganization and rebranding presentations. He commended staff for all their hard work. The new brand is wonderful, it's inviting, colorful and thoughtful. He stated that he is happy to be part of the change. Commissioner Brooks stated that he is happy to see the success of the FSS program.

Commissioner Suzuki welcomed back Commissioner Lerch. He congratulated the reappointment of Commissioner Knight. He stated that he was happy to hear that there is positive feedback on the changes and he feels that his is the right move. He thanked Monique King-Viehlend and team on the positive work. He asked for future agenda items to include an update on items upcoming on the November ballot

On Motion by Commissioner Knight, seconded by Commissioner McBroom, the Regular Meeting of August 221, 2018 was adjourned at 1:52 pm

Respectfully submitted,


MONIQUE KING-VIEHLAND
Executive Director
Secretary-Treasurer

Housing Authority - County of Los Angeles

September 26, 2018

TO: Housing Commissioners
FROM: Margarita Lares, Director
Assisted Housing Division



RE: **FSS PROGRAM UPDATE – AUGUST 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 September 1, 2018 , there were 427 Housing Choice Voucher (HCV) and 72 Public Housing (PH) FSS participants.
NEW ENROLLMENTS	8	(8) FSS participants enrolled for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
CONTRACTS EXPIRED	2	(2) FSS contracts expired for Housing Choice Voucher (HCV) and (0) for Public Housing (PH).
DIRECT ASSISTANCE REFERRALS	2147 1346 1331 322 268 198 161 70 70 39 22	As of August 31, 2018 Job Referrals/training Work Source/Job Fairs Educational/Vocational Other/Utilities Credit Repair Home Program/Seminars/Workshops Ownership Youth Services Financial Literacy Health Services Parenting Classes Computer Literacy
OUTREACH & COMMUNITY EVENT	4	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	2	(2) 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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Kathryn Barger**
Commissioners

Monique King-Viehland
Executive Director

September 26, 2018

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

Dear Commissioners:

**APPROVE THE TRANSFER OF THE UJIMA VILLAGE PROPERTY TO THE
COUNTY OF LOS ANGELES
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval to transfer the Housing Authority-owned Ujima Village property located at 941 East 126th Street in unincorporated Los Angeles County, to the County of Los Angeles (County) and the execution of a Quitclaim Deed and all related documents.

IT IS RECOMMENDED THAT THE COMMISSION:

1. 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.
2. 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.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The approval of the recommended actions will find the proposed transfer of Ujima Village is within the scope of the Master Plan and the 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. The proposed action will authorize the Executive Director, or her designee, to execute a Quitclaim Deed or any related documents to finalize the transfer.

Once the Ujima Village site is transferred to the County, the property will add to the existing park acreage and provide the opportunity for the pursuit of timely, coordinated, and enhanced recreational, open space, and cultural amenities consistent with the Board-adopted Master Plan.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The transfer of Ujima Village to the County is at no cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On February 23, 2016, the Board adopted the Master Plan, which provides a sweeping vision for upgraded recreational, open space and cultural amenities across the entire park located at 905 East El Segundo Boulevard in the unincorporated community of Willowbrook.

The Master Plan references non-County-owned property adjacent to Magic Johnson Park, specifically 16 acres of land owned by the Housing Authority, a former affordable housing development known as "Ujima Village" which was demolished in 2012.

The Housing Authority obtained approval from the U.S. Department of Housing and Urban Development to reuse the property for open space and recreational use, and to transfer the property to the County for development as a public park and recreation area.

ENVIRONMENTAL DOCUMENTATION

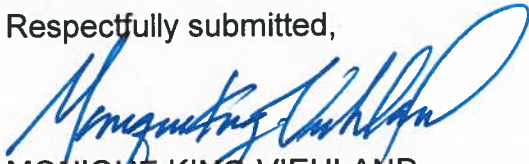
The proposed Ujima Village transfer of property from the Housing Authority to the County is within the scope of the Master Plan and the FEIR adopted and approved by the Board on February 23, 2016 and within the scope of the Revised Master Plan and the Addendum to the Certified FEIR adopted and approved on June 6, 2018.

Honorable Housing Commissioners
September 26, 2018
Page 3

IMPACT ON CURRENT PROGRAMS

Approval of the recommended actions will allow the transfer of Ujima Village to the County, add acreage to the existing Magic Johnson Park, and provide the opportunity for the pursuit of timely, coordinated, and enhanced recreational, open space, and cultural amenities consistent with the Board-adopted Master Plan.

Respectfully submitted,



MONIQUE KING-VIEHLAND
Executive Director

Enclosures

Attachment A
QUITCLAIM DEED

Recording Requested by:
Housing Authority
of the County of Los Angeles

After Recordation, Mail to:

County of Los Angeles
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012

This document is exempt from Documentary Transfer Tax pursuant to Section 11922 of the Revenue and Taxation Code.
Assessor Parcel No. 6086-037-906, and 6086-037-907

QUITCLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged,

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES, a public body, corporate and politic, of the State of California (herein called "Grantor"), does hereby surrender, release and quitclaim to the COUNTY OF LOS ANGELES, a public body, corporate and politic (herein called "Grantee"), all the rights, title and interest in and to the described real property (the "Site"). The Site is located at 941 East 126th Street, Los Angeles, CA 90059 in the unincorporated Los Angeles County, and is more particularly described in the attached Attachment A, which is incorporated herein by this reference as though set forth in full.

SUBJECT TO AND GRANTEE TO ASSUME:

- a. All taxes, interest, penalties and assessments of record assessed, but not yet due, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. And any other encumbrance or interest in the Site, recorded or unrecorded, if any.
- d. All costs and expenses related to this transaction, including but not limited to, the cost of a title insurance policy, if any, and all documentary transfer taxes and document drafting, recording and miscellaneous charges and fees.
- e. All risk of loss or damage with respect to the Site to pass from Grantor to Grantee upon recordation of this Quitclaim Deed.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized this _____ day of _____ 2018.

GRANTOR:

HOUSING AUTHORITY
OF THE COUNTY OF LOS ANGELES

By _____
MONIQUE KING-VIEHLAND, Executive Director

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

State of California
County of Los Angeles

On _____, before me, _____, personally

appeared, _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Signature (SEAL)

PROPERTY DESCRIPTION

Address:

941 East 126th Street, Los Angeles, CA 90059

Tract Number 25674, Parcels 906 & 907

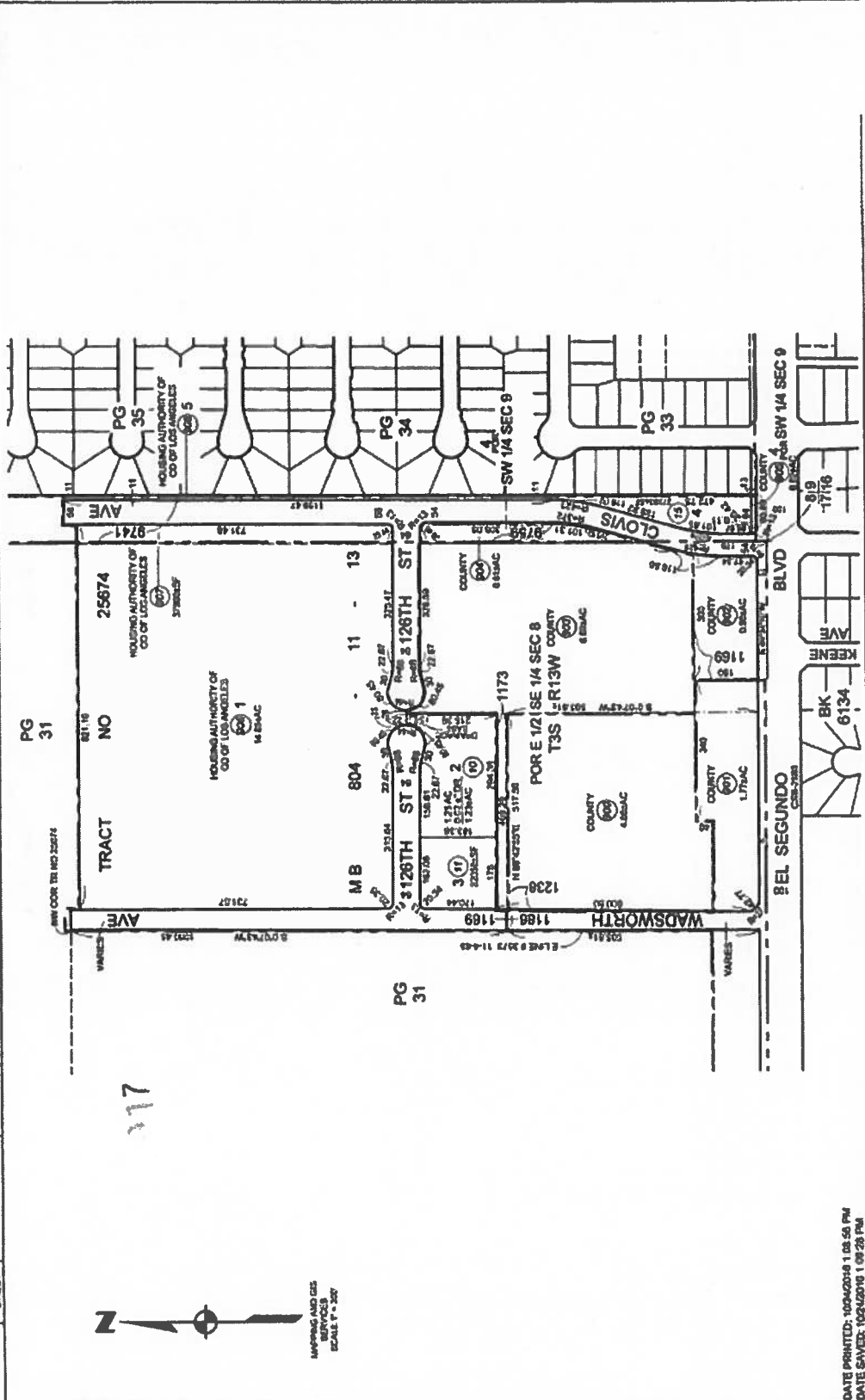
APN: 6086-037-906, and 6086-037-907

Property Boundary Description (from County Assessor):

TR=25674 THAT POR IN TRA 1169 OF LOT 1

TR=25674 THAT POR IN TRA 9741 OF LOT 1

6086 37 SHEET P. A. 6086-37
 TRACT 1238 1160 8741 1180 8755
 REVISED: 7/16/2005 7/10/2005
 720128 730516 730000
 23000101 748231 781114216
 600113 6005140007002 26 200006070000001-23
 2.0/1.0/0.0/2 -25 SEARCH NO
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