AGENDA

FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
WEDNESDAY, JANUARY 22, 2020 (12:00 PM)

HARBOR HILLS
1876 PALOS VERDES DRIVE NORTH
LOMITA, CA 90717

1. Call to Order

2. Roll Call

   James Brooks
   Mary Canoy
   Zella Knight
   Val Lerch
   Ruthie Myers
   Takao Suzuki
   Pamela Williams

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

   Regular Meeting of November 20, 2019

4. Report of the Executive Director

5. Presentations

   Family Self-Sufficiency Program Graduate – Victoria Fadipe
   National Standards for the Physical Inspection of Real Estate
6. **Public Comments**

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

7. **Commissioner 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 LACDA’s main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also 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 (4) 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 5:00 p.m., Monday through Friday, or by e-mail at nick.teske@lacda.org.
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY DEVELOPMENT AUTHORITY
HOUSING ADVISORY COMMITTEE

Wednesday, November 20, 2019.

The meeting was convened at the 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 Myers at 12:03 p.m.

Roll Call Present Absent
Marnell Banks X
James Brooks X
Mary Canoy X
Zella Knight
Val Lerch X
Ruthie Myers X
Takao Suzuki X
Pamela Williams X

Partial List of Staff and Guests Present

Monique King-Viehland, Executive Director
Emilio Salas, Deputy Executive Director
Tracie Mann, Director of Housing Assistance
Twima Earley, Director of Housing Operations

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

On motion by Commissioner Lerch, seconded by Commissioner Canoy, with Commissioners Brooks and Suzuki abstaining from the vote, the minutes of the Regular Meeting of September 25, 2019 were approved as presented.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported on the Board of Supervisors’ approval of the Permanent Rent Stabilization Ordinance, the Mobile Home Rent Stabilization Ordinance, and the establishment of the Rental Housing Oversight Committee (RHOC). The permanent ordinance will go into effect on April 1, 2020 in order to allow for the infrastructure and staffing to be put in place and for the RHOC members to be appointed. Over the next few months, the LACDA will work to get the associated Rental Registry
system in place. The next component of tenant protections will be the Rent Habitability Enforcement Program.

Emilio reported that the Annual Plan process was set to begin in December 2019 with the public comment period. Recommended changes will be brought before the Housing Advisory Committee at the February 2020 meeting. In our preliminary discussion, most of the proposed changes are clean-up language or items that are designed to help the LACDA's clients.

Emilio reported that Congress had not yet passed budget for the current fiscal year, with the federally funded programs operating under a series of Continuing Resolutions (CRs) instead. Emilio explained why it is particularly problematic for the LACDA to operate under CRs, due to our current level of spending. The Housing Choice Voucher Program was at 111% budget utilization and 92% voucher utilization as of this report, meaning that we are spending down our reserves and are on pace to spend every penny by the end of the calendar year. Another CR that goes beyond December, due to our increasing costs, would likely result in in a shortfall as of January 2020. Earlier in 2019, the LACDA stopped taking on new applicants and has been working through those in the pipeline. As of this report, the LACDA had 268 applicants still working their way through the system and over 1,300 people with vouchers actively searching for units. Those individuals searching for units may see their vouchers canceled in the case of a shortfall.

For 2020, the LACDA ran various funding scenarios and projections to gauge our lease-up. As of this report, projections indicated a high possibility that the LACDA would not be able to take on any additional clients in 2020. Some scenarios required the LACDA to shed clients, meaning not backfilling for attrition. This is dependent not only on funding from the federal government but also on local market conditions such as per unit cost.

Emilio reported that the Nueva Maravilla site completed its Real Estate Assessment Center (REAC) inspections with a score of 93B. This followed a high score for a South Scattered Sites early in 2019. Emilio thanked the maintenance and property management team at the sites for their efforts. Emilio reported that the LACDA was also designated a High Performer in the Section Eight Management Assessment Program (SEMAP).

Emilio followed up on concerns raised by residents at the September 2019 Housing Advisory Committee meeting at South Bay Gardens (SBG). The LACDA will engage a Certified Access Specialist consultant with specialized knowledge of the state and federal accessibility standards to provide a feasibility study as part of scheduled SBG ADA upgrades. The study will include an assessment of curb cuts and any other viable pick-up/drop-off options to facilitate boarding ride share, taxi services near pedestrian gates based on resident concerns.

Regarding smoking on the property, an inspection took place in October and November 2019 for staff to observe, document, and take action on resident violations for smoking. As of this report, marijuana smoking had not been observed, but a notice to appear was
issued for a smoking in unit violation. As a reminder, marijuana smoking violations are subject to eviction.

Emilio reported that the SBG waiting list had 1,956 applicants (225 in jurisdiction, and 1,697 out of jurisdiction). Of the 225 applicants in jurisdiction, only 35 were seniors. The LACDA could therefore reopen the waiting list in the next year or two. However, possible revisions to our jurisdiction policy or expansion of the homeless program to additional sites could increase the number of eligible applicants, in which case the waiting list would not need to be reopened for several years.

**Agenda Item No. 5 - Presentations**

Family Self-Sufficiency Program Graduate — Treana Wilson

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

None

**Agenda Item No. 7 – Meeting Calendar for 2020**

On motion by Commissioner Canoy, seconded by Commissioner Lerch, the meeting calendar for 2020 was approved, with an amendment that the January 22, 2020 meeting will be held at Harbor Hills, and the May 27, 2020 meeting will be held at Nueva Maravilla.

**Agenda Item No. 8 – Election of Chair and Vice Chair for 2020**

On motion by Commissioner Williams, seconded by Commissioner Lerch, Commissioner Brooks was elected as Chair for 2020.

On motion by Commissioner Canoy, seconded by Commissioner Williams, Commissioner Myers was elected as Vice Chair for 2020.

**Agenda Item No. 9 – Commissioner Comments and Recommendations for Future Agenda Items**

The meeting was adjourned by Commissioner Myers at 12:46 p.m.

Respectfully submitted,

EMILIO SALAS
Acting Executive Director
Secretary-Treasurer
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<th>District</th>
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<th>Contractor Name</th>
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<td>Totals: $553,916 $553,916 0% $229,370</td>
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The Honorable Benjamin S. Carson  
Secretary  
U.S. Department of Housing and Urban Development  
451 7th Street S.W.  
Washington, DC 20410-0001

Dear Secretary Carson:

We write to express our concerns regarding HUD's proposed National Standards for the Physical Inspection of Real Estate (NSPIRE) demonstration and its current lack of resident participation in both the development and implementation of the agency's new physical inspection model. The NSPIRE demonstration, in part, was born out of the recognition that the current inspection protocol did not place enough emphasis on assessing the conditions of residents' homes and was too focused on the "curb appeal" of the property, leading to properties in poor condition still receiving passing inspection scores. The demonstration seeks to address this problem by allowing public housing agencies (PHAs) and owners that opt into the demonstration to be subjected to a revised inspection protocol. The revisions are designed to rebalance the scoring criteria to place greater weight on health and safety issues, especially those within housing units.

While we appreciate HUD's efforts to overhaul the current physical inspection model to increase consistency and accountability, and better protect the health and safety of residents, we are concerned that HUD's implementation of the demonstration so far has not included tenant perspectives in its stakeholder engagement, and that HUD has failed to indicate how it will do so. In its recently published notice to implement the NSPIRE demonstration, HUD states that it is seeking feedback from a "diverse, representative group of stakeholders." However, according to the National Housing Law Project, HUD has only engaged HUD officials, as well as public housing agencies, owners and agents (POAs), to develop the demonstration. The HUD notice is also disconcertingly silent on the issue of resident engagement. Residents are one of the most important stakeholders, who can offer critical insight on how the NSPIRE demonstration can better ensure accuracy and accountability and call attention to issues not currently captured by the NSPIRE model.

As Congress and HUD have already acknowledged, resident participation is essential to helping maintain the physical conditions of assisted properties. By ensuring residents have the ability to provide feedback to HUD at some point during the inspection protocol, the agency can better capture a more accurate assessment of the physical conditions of properties. But despite statutory and regulatory provisions recognizing the importance of resident participation, HUD's current inspection protocol does not include resident engagement and HUD has

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3 12 U.S.C. § 1715z-1b(a) (2018), 24 C.F.R. § 245.5 (2019) (recognizing the importance and benefit of residents participation in the creation and operation of suitable living environment, including the good physical condition of and proper maintenance of the property); 24 C.F.R. § 964.11 (2019) (promoting resident participation and active involvement in all aspects of the operation of Public Housing); HUD, Notice H 2012-21 (A) (Oct. 17, 2012) (stating "tenant participation is an important element to maintaining sustainable [properties] and communities").
continuously excluded residents from participating in the physical inspection process.\(^4\) The NSPIRE demonstration is a critical opportunity for HUD to correct this oversight, and to enhance its ability to ensure HUD-supported housing is safe and decent for current and future residents. Given the growing body of evidence showing that health outcomes rely heavily on conditions of homes and neighborhoods, these changes are needed to ensure the overall well-being of families receiving HUD-assistance.

As you work to fully implement the NSPIRE demonstration, we urge you to ensure that tenants and advocates are provided an opportunity to give feedback through the use of focus groups, as well as hosting listening sessions at assisted properties participating in the demonstration. Thank you for your consideration, and please don’t hesitate to reach out to Elayne Weiss with my staff at (202) 225-4247 if you have any questions about this letter.

Sincerely,

MAXINE WATERS
Chairwoman

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\(^4\) The Real Estate Assessment Center (REAC) previously used customer satisfaction surveys as part of the physical inspection process but discontinued using them due to administrative costs. HUD should reinstate the use of the tenant surveys as part of the NSPIRE model and demonstration.