HOUSING AUTHORITY
of the County of Los Angeles
Administrative Office
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org

Carlos Jackson
Executive Director

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

AGENDA
FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, SEPTEMBER 27, 2006
12:00 NOON
MARINA MANOR
2405 VIA DOLCE
MARINA DEL REY, CA 90092
(323) 653-3090

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1. **Call to Order**

2. **Roll Call**

Lynn Caffrey Gabriel, Chair
Henry Porter, Jr. Vice Chair
Carol Almarez
Severyn Aszkenazy
Philip Dauk
Adriana Martinez
Dora Nowden

3. **Reading and Approval of the Minutes of the Previous Meetings**

   Regular Meeting of August 23, 2006 and Special Meeting of September 6, 2006.

4. **Report of the Executive Director**

5. **Public Comments**

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

6. **Staff Presentation**

   Quarterly Construction Contract Status Report - Geoffrey Siebens.

Regular Agenda

7. **Approve One-Year Contracts to Provide Unarmed Security Guard Services (All Districts)**
Recommend approval and find that the provision of unarmed security services at Housing Authority office buildings, construction sites, and housing developments, is exempt from the California Environmental Quality Act (CEQA), as described herein, because the activities will not have the potential for causing a significant effect on the environment; approval and authorization for the Executive Director to execute one-year Contracts for Unarmed Security Guard Services (Contracts) with General Security Service, Inc., Command Security Corporation, and American Asset Protection, using the form of the attached standard contract, to provide regular unarmed security guard services at the Housing Authority's administrative offices in the Cities of Santa Fe Springs and Lancaster; authorize the Executive Director to use for this purpose a maximum aggregate amount of $160,000 for the first year of services, included in the Housing Authority's approved Fiscal Year 2006-2007 budget; and authorize the Executive Director to execute Contract amendments, following approval as to form by County Counsel, as necessary to incorporate specific sites, site-specific work requirements, compensation amounts, and other necessary terms and conditions. (APPROVE)

8. **Approve Construction Contract for Wall Furnace Installation at the Harbor Hills Family Housing Development (4)**
Recommend approval and find that the installation of 298 wall furnaces at the Harbor Hills family housing development, located at 26607 South Western Avenue in the City of Lomita, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment; approve of the award of a Construction Contract in the amount of $481,505 between the Housing Authority and Sun Mechanical Company, to complete asbestos pipe abatement and wall heater installation at the Harbor Hills family housing development, located at 26607 South Western Avenue in the City of Lomita for the installation of 298 wall furnaces; and authorize the Executive Director of the Housing Authority to execute the Construction Contract and all related documents, to be effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval; and authorize the Executive Director to approve Construction Contract change orders not exceeding $120,377 for unforeseen project costs, using the same source of funds. (APPROVE)

9. **Approve Health Plan Changes (All Districts)**
Recommend approval and authorization for the Executive Director to replace the Blue Cross of California (Blue Cross) Point of Service (POS) employee medical plan with a Preferred Provider Organization (PPO) plan, also to be provided by Blue Cross, effective January 1, 2007; approve the combined

payment, with the Community Development Commission, of the employer-paid subsidy for the 2007 calendar year, with Kaiser Health Plan (Kaiser), Blue Cross HMO and Blue Cross PPO, at an estimated cost of $500,000; authorize the Executive Director to fund all medical plan costs using funds included in the approved Fiscal Year 2006-2007 budget, and funds to be approved through the annual budget process for Fiscal Year 2007-2008, as needed. (APPROVE)

10. 10-Year Lease for Section 8 Program Office Space at 2323 East Palmdale Boulevard, Palmdale (5)

Recommend approval of a 10-year Lease Agreement with AP-Palmdale, LLC, Landlord, presented in substantially final form, for the leasing of 9,809 rentable square feet of office space located at 2323 East Palmdale Boulevard in the City of Palmdale, for use by Section 8 Program staff serving the Antelope Valley area; and authorize the Executive Director to execute the Lease Agreement and all other necessary documents, including amendments that will not alter the original intent or approved dollar amounts, to be effective following approval as to form by County Counsel and execution by all parties; authorize the Executive Director to use, for the purposes described above, a maximum of $2,152,970 in Section 8 Earned Administrative Fees for the 10-year term of the lease, of which $207,256 is included in the Housing Authority's approved 2006-2007 Fiscal Year Budget, and the remainder will be requested through the annual budget process. (APPROVE)

11. Three-Year Non-Exclusive License Agreement for Section 8 Program Administrative Hearings 42011 4th Street West, Lancaster (5)

Recommend approval and find that the license agreement for administrative hearing space for the Section 8 Program at the Michael D. Antonovich Superior Courthouse at 42011 4th Street West in the City of Lancaster is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activity will not have the potential for causing a significant effect on the environment; approve a three-year Non-Exclusive License Agreement with County of Los Angeles for the use of 487 square feet of administrative hearing space located at the Michael D. Antonovich Superior Courthouse at 42011 4th Street West in the City of Lancaster for use by Section 8 Program staff serving the Antelope Valley area; and authorize the Executive Director to execute the Non-Exclusive License Agreement to be effective upon execution by all parties; authorize the Executive Director to use a maximum of $22,880 in Section 8 Earned Administrative Fees of which $5,607 is included in the Housing Authority's approved 2006-2007 Fiscal Year Budget, and to use funds approved through the annual budget process for rental costs for the remaining term of the Non-Exclusive License Agreement. (APPROVE)

12. Approval of the Revised 2006 Meetings Schedule

13. <u>Housing Commissioner Comments and Recommendations for Future Agendas</u>

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 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is 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 three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at marisol.ramirez@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 23, 2006

The meeting was convened at the Community Development Commission headquarters located at 2 Coral Circle, Monterey Park, California.

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 Chair Lynn Caffrey Gabriel at 12:20 p.m.

ROLL CALL	**Present**	**Absent**
Severyn Aszkenazy	X	
Philip Dauk	X	
Lynn Caffrey Gabriel	X	
Adriana Martinez	X	
Dora Nowden	X	
Henry Porter, Jr.	X	
Carol Almarez	X	

PARTIAL LIST OF STAFF PRESENT:
Bobbette Glover, Assistant Executive Director
Esther Keosababian, Manager, Housing Management
Rebecca Craigo, Director, Assisted Housing Division
Marie Quon-Hom, Assistant Director, Assisted Housing Division
Jim Becker, Manager, Assisted Housing Division
Maria Badrakhan, Director, Housing Management

GUESTS PRESENT:
No guests were present.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Nowden, seconded by Commissioner Porter, the Minutes of the Regular Meeting of July 26, 2006, were approved.

Agenda Item No. 4 - Report of the Executive Director

Bobbette Glover covered the following items in her report:

- a memorandum regarding the Home Ownership Program was included with the agenda package, and Daisy Ma, Analyst for Housing Development and Preservation Division, was available to answer questions;

- a combined report regarding the Section 8 and Public Housing Fraud Investigations will be presented at the September Meeting;

- a report will be prepared indicating the additional steps being taken to increase housing residents' attendance at the Housing Commission meetings;

- news articles regarding the Section 8 program were provided to the Commissioners as part of the agenda package;

- the Quarterly Construction Contract Status report was inadvertently omitted from the August Agenda, and it will be presented at the September meeting;

- Maria Badrakhan and Becky Craigo are scheduled to meet with the Government Accounting Office regarding housing preferences for military personnel; and

- staff has initiated the selection process to identify qualified candidates for the two tenant vacancies on the Housing Commission.

Ms. Glover announced that the Commission was the recipient of several awards given by the County's Quality and Productivity Commission. Some of the awards were: the County Image Enhancement Award received in partnership with the Department of Parks and Recreation; the Million Dollar Club award received for our effort to reduce crime and fraud in our Section 8 and Public Housing; and the Special Merit Plaque and the Traditional Plaque award for the automation of Community Development Block Grant functions.

Agenda Item No. 5 - Public Comments

No comments were received from the public.

Agenda Item No. 6 – Staff Presentations

There were no staff presentations.

Regular Agenda

On Motion by Commissioner Martinez, seconded by Commissioner Aszkenazy, and unanimously carried, the following was approved by the Housing Commission:

AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE AN INTERAGENCY AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES RELATING TO THE 2005 HUD SHELTER PLUS CARE SAMARITAN GRANT (ALL DISTRICTS)
AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners find that this Interagency Agreement is exempt from the provisions of the California Environmental Quality Act (CEQA), because it does not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority of the County of Los Angeles (Housing Authority) to execute a five year Interagency Agreement with the Housing Authority of the City of Los Angeles (HACLA) to allow homeless individuals who are recipients of U.S. Department of Housing and Urban Development (HUD) Tenant Based Rental Assistance Shelter Plus Care Samaritan Grant certificates to use the certificates within the City of Los Angeles, to be effective on the date of Board approval.

3. Recommend that the Board of Commissioners authorize the Executive Director to amend the Interagency Agreement with HACLA to extend the term and to incorporate any other administrative provisions that may be required for the purposes described above, following approval as to form by County Counsel.

On Motion by Commissioner Dauk, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:

APPROVE SUPPLEMENTAL LAW ENFORCEMENT SERVICES INTERGOVERNMENTAL AGREEMENT FOR THE HOUSING AUTHORITY (4)
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that supplemental law enforcement services to be performed at the Carmelitos housing development, located at 1000 Via Wanda, in

the City of Long Beach, are exempt from provisions of the California Environmental Quality Act (CEQA), because the services do not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners approve and authorize the Executive Director of the Housing Authority to execute a one-year Intergovernmental Agreement, presented in substantially final form, with the City of Long Beach, acting through the Long Beach Police Department, for supplemental law enforcement services to be provided at the above location, and to use for this purpose $288,600 in Conventional Public Housing Program funds allocated by the U.S. Department of Housing Urban Development (HUD) and $80,000 in Community Development Block Grant (CDBG) funds allocated to the Fourth Supervisorial District, to be effective following approval as to form by County Counsel and execution by all parties.

3. Recommend that the Board of Commissioners authorize the Executive Director to approve amendments to the one-year Intergovernmental Agreement, following approval as to form by County Counsel, to extend the term for a maximum of two years, in one-year increments, at a cost of up to $387,030 for the second year and $406,382 for the third year, using Conventional Public Housing Program funds to be approved through the annual budget process.

4. Recommend that the Board of Commissioners authorize the Executive Director to execute all necessary administrative amendments to the Intergovernmental Agreement, without increasing the compensation amount, following approval as to form by County Counsel.

On Motion by Commissioner Porter, seconded by Commissioner Martinez, and unanimously carried, the following was approved by the Housing Commission:

ACCEPT RESIDENT OPPORTUNITIES AND SELF-SUFFICIENCY RESIDENT SERVICE DELIVERY MODELS PROGRAM FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (ALL DISTRICTS) AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners find that the proposed action is exempt from the California Environmental Quality Act (CEQA), as described herein, because it does not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners authorize the Executive Director to accept from the U.S. Department of Housing and Urban Development (HUD) a $450,000 grant of Resident Opportunities and Self-Sufficiency Resident Service Delivery Models Program (ROSS Program) funds to implement a three-year supportive services program to promote independent living for up to 1,529 elderly and persons with disabilities who reside at the 14 conventional public housing sites identified in Attachment A.

3. Recommend that the Board of Commissioners authorize the Executive Director to execute all documents required for receipt of the grant, and to incorporate the funds into the Housing Authority's approved 2006-2007 Fiscal Year budget.

4. Recommend that the Board of Commissioners authorize the Executive Director to prepare and execute contracts and any amendments thereto, including increasing contract amounts by up to 25 percent, as needed, with multiple community organizations and service providers, in a combined total amount not to exceed $450,000, to assist with program planning, implementation, and administration of activities, in accordance with HUD requirements, following approval as to form by County Counsel.

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

There were no Housing Commissioner Comments.

Agenda Item No. 11 – Request to Convene a Special Meeting

As requested, the Housing Commission agreed to convene a special meeting on Wednesday, September 6, 2006 at the Housing Authority's administrative offices at 2 Coral Circle in Monterey Park. Some Commissioners stated that they could join the meeting by telephone. All addresses will be included in the notice for the special meeting.

The next Regular Meeting of the Housing Commission will be held at 12:00 noon on Wednesday, September 27, 2006, at the Marina Manor housing development, located at 3405 Via Dolce, Marina Del Rey, California.

On Motion by Commissioner Porter, the Regular Meeting of August 23, 2006, was adjourned at 1:20 p.m.

Respectfully submitted,

Barbette A. Glover

for CARLOS JACKSON
Secretary -Treasurer

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE SPECIAL MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, September 6, 2006

The meeting was convened at the Community Development Commission headquarters located at 2 Coral Circle, Monterey Park, California.

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 Chair Lynn Caffrey Gabriel at 10:05 a.m.

ROLL CALL	**Present**	**Absent**
Lynn Caffrey Gabriel	X	
Henry Porter, Jr.	X	
Carol Almarez	X	
Severyn Aszkenazy	X	
Philip Dauk		X
Adriana Martinez		X
Dora Nowden	X	

PARTIAL LIST OF STAFF PRESENT:
Bobbette Glover, Assistant Executive Director
Maria Badrakhan, Director, Housing Management Division
Robert Fujisaki, Manager, Administrative Services Division
Arlene Black, Manager, Housing Management Division

GUESTS PRESENT:
No guests were present.

Reading and Approval of the Minutes of the Previous Meeting

The Minutes for the Regular Meeting of August 23, 2006, will be presented for approval at the September Meeting.

Agenda Item No. 4 - Report of the Executive Director

Bobbette Glover presented this report with staff assistance.

Ms. Glover confirmed that the Housing Commissioners received a copy of the memorandum that was sent to the Board of Supervisors regarding the Tenant Commissioner positions.

Agenda Item No. 5 - Public Comments

No comments were received from the public.

Agenda Item No. 6 – Staff Presentations

No staff presentations.

Regular Agenda

On Motion by Commissioner Porter, seconded by Commissioner Nowden, and unanimously carried, the following was approved by the Housing Commission:

NATIONAL BASKETBALL ASSOCIATION (NBA) BASKETBALL COURT IMPROVEMENTS AT NUEVA MARAVILLA HOUSING DEVELOPMENT
AGENDA ITEM NO. 7

Recommend that the Board of Commissioners approve and authorize the Executive Director to execute a Right to Enter Agreement with the NBA to replace the existing basketball court at the Nueva Maravilla housing development as part of its ***Es Tu Cancha – "It's Your Court"*** program. The NBA will pay for the improvements and retain a contractor to complete the work, at an estimated cost of $20,000.

On Motion by Commissioner Porter, seconded by Commissioner Almarez, and unanimously carried, the following was approved by the Housing Commission:

AMEND POSITION CLASSIFICATIONS AND MONTHLY SALARY SCHEDULE OF THE COMMUNITY DEVELOPMENT COMMISSION (ALL DISTRICTS)
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners approve the amendment of the Community Development Commission's Position Classifications and Monthly Salary Schedule applicable to Housing Authority employees to incorporate the following, effective on the date of Board approval, a new Executive Assistant Classification, Level II to the Resident Manager Classification, and Level V to the Information Systems Specialist Classification, as described herein.

2. Recommend that the Board of Commissioners approve the two-phase implementation of salary range adjustments, as specified in the attached Monthly Salary Schedule, to be effective on January 1, 2007 and July 1, 2007.

3. Recommend that the Board of Commissioners approve salary range adjustments for approximately 201 employees to offset a five-year period during which compensation ranges remained unchanged, to be implemented in two phases, on January 1, 2007 and July 1, 2007.

4. Recommend that the Board of Commissioners authorize the Executive Director to use funds contained in the approved Fiscal Year 2006-2007 Housing Authority budget to implement salary and benefit adjustments in January 2007, in the total estimated amount of $76,000, including $66,000 for salaries and $10,000 for benefits for Housing Authority employees; and authorize the Executive Director to annually review and adjust future salary ranges to conform to corresponding changes for County employees, following consultation with the Chief Administrative Office.

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

Ms. Bobbette Glover thanked the Housing Commissioners for their vote of confidence and support (Item No. 8 of the Agenda).

The next Regular Meeting of the Housing Commission will be held at 12:00 noon on Wednesday, September 27, 2006, at the Marina Manor housing development located at 3405 Via Dolce, Marina Del Rey, California.

On Motion by Commissioner Gabriel, the Special Meeting of September 6, 2006, was adjourned at 10:55 a.m.

Respectfully submitted,

Bobbette G. Glover
for CARLOS JACKSON
Secretary -Treasurer

Housing Authority - County of Los Angeles

September 27, 2006

TO: Housing Commissioners

FROM: for Carlos Jackson, Executive Director Bobbette A. Glover

SUBJECT: ASSEMBLY BILL 1234 ETHICS TRAINING

A new law, Assembly Bill (AB) 1234, which became effective January 1, 2006, requires the County to provide ethics training to elected County officials, members of certain County commissions, and any County employee designated by the County to receive such training. Specifically, each covered individual must be provided at least two hours of training by January 1, 2007, and every two years thereafter. Members of commissions who receive any type of stipend, compensation or reimbursement for travel, mileage, and other actual and necessary expenses are required to take this training.

County Counsel has designed a training program which covers the required curriculum including specific County laws and regulations. The topics include general ethical principles, conflict of interest, open meeting requirements, gift and travel restrictions, use of public resources for personal or political purposes, and competitive bidding requirements for public contracts.

The training will be conducted by County Counsel, with assistance from Department of Human Resources (DHR), who is also responsible for tracking completion of the training.

We recognize that some of you may also be required to complete this training due to positions you hold with another public entity and that you may have already received the required training from that entity. In that situation, we need documentation of the date you completed the training and the entity that provided the training since the law requires the County to maintain a record of compliance by its officials.

To schedule your attendance please make your selection by completing the bottom of page two and submit your form during the September 27, 2006, Housing Commission meeting. The Community Development Commission's departmental coordinator will make appropriate arrangements and forward you a confirmation of your scheduled training.

If you have any questions please contact Lourdes Moreno at (323) 890-7405 or by email to Lourdes.Moreno@lacdc.org.

We appreciate your cooperation in meeting the new statutory requirement.

Attachment

Schedule for Ethics Training Program

DATES	LOCATION	TIME
September 20, 2006	Rancho Los Amigos, Rm. 1150	9:00 am –12:00 pm
September 28, 2006	Rancho Los Amigos, Rm. 1150	9:00 am –12:00 pm
October 25, 2006	Rancho Los Amigos, Rm. 1150	9:00 am –12:00 pm

Rancho Los Amigos Hospital
Rehabilitation Center Support Services Annex, Room 1150
7601 E. Imperial Highway
Downey, CA 90242

DATES	LOCATION	TIME
October 2, 2006	Sybil Brand Conf., Rm. 372	1:30pm – 4:30pm
October 12, 2006	Saint Anne's (HIV Commission)	9:00am –12:00pm
October 16, 2006	Sybil Brand Conf., Rm. 372	1:30pm – 4:30pm
October 19, 2006	Sybil Brand Conf., Rm. 372	9:00am –12:00pm

Sybil Brand
500 West Temple Street
372 Kenneth Hahn Hall of Administration
Los Angeles, CA 90012

Saint Anne's Residential Facility
155 N. Occidental Blvd.
Los Angeles, CA 90026

SELECTION:

Housing Commissioner	Date	Location	Time

Housing Authority - County of Los Angeles

September 19, 2006

TO: Bobbette A. Glover, Assistant Executive Director

FROM: Robert Romanowski, Supervisor
Construction Management Division

SUBJECT: **QUARTERLY CONSTRUCTION CONTRACT STATUS REPORT**

Attached is the quarterly construction contract status report, which includes all Housing Authority "active projects." The report is comprised of the summary status as entered in TRACKER by the assigned project managers in CMD, as of today.

These contracts have been approved by the Housing Commission and the Board of Commissioners and are currently in construction or closeout phases. Any contracts for which the Notice to Proceed has not yet been issued will appear in the next report.

One or more CMD representatives will be available at the September 27, 2006 Housing Commission meeting to answer any questions. Thank you.

c: Maria Badrakhan, Director, Housing Management Division
Esther Keosababian, Assistant Director, Housing Management Division
Arlene Black, Area Manager, Housing Management Division
Mary Douglas, Area Manager, Housing Management Division
DeAnn Johnson, Director, CMD
Geoffrey Siebens, AIA, Manager, CMD

Contract Status Report

Project Filter Options

Program: All Programs		***Proj. Manager:*** All Managers	
Department: Construction Management		***Team Member:*** All Team Members	
District: All Distr.	***Dev. Stage:*** Active	***Fund Source:*** All funds	

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Status Pending Action / Forecast
1st	Linsley-Firmona Rehab (Replacement Housing Funds) Tracker #: TP001780	C. A. S. General Contractor	$91,930	$91,930	0%	$0	0%	Pre-construction conference with CAS General Contractor was held on 8/10/06. CMD will prepare cost estimate in house upon receipt of the quantity verified by CAS General Contractor on the vandalism repairs and ADA compliance items; CMD will present estimate to HMD budget analyst. Any work that is not justifiable or funded within Board- approved contingency will be bid separately.
1st	Maravilla Electrical Systems Tracker #: TP000279	ROKNI ELECTRIC COMPANY INC.	$12,000	$22,500	88%	$22,500	100%	Contractor completed the installation of all 20 poles, completed the transfer of 10 poles, and is installing the guide wires for these 10 poles. The Change Order #1 is approved by County Counsel. The transfer of the poles took longer than expected. It is scheduled to be completed next week. Skip Electrical is finalizing the per pole cost for the remaining 15 poles for CMD's review. P2S revised their report regarding restoring the existing overhead system underground. On December 7, 2006, Maria requested longevity information of replacement poles before going forward with the restoration work. CMD is working with contractor, structural engineer and electrical engineer to prepare longevity information for Maria. CMD will finalize the Change Order #2 to determine how many poles can be covered under current contract. The estimated quantity is 20 - 25 poles.
1st		Edwin G. Bowen Company Inc.	$74,876	$74,876	0%	$58,550	78%	
1st		Skips Electric Inc.	$9,800	$9,800	0%	$0	0%	
1st		Skips Electric Inc.	$98,500	$117,585	19%	$0	0%	

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Status Pending Action / Forecast
1st	Maravilla Electrical Systems Tracker #: TP000279	EDWIN G. BOWEN COMPANY INC	$467,907	$546,084	17%	$374,942	69%	Contractor completed the installation of all 20 poles, completed the transfer of 10 poles, and is installing the guide wires for these 10 poles. The Change Order #1 is approved by County Counsel. The transfer of the poles took longer than expected. It is scheduled to be completed next week. Skip Electrical is finalizing the per pole cost for the remaining 15 poles for CMD's review. P2S revised their report regarding restoring the existing overhead system underground. On December 7, 2006, Maria requested longevity information of replacement poles before going forward with the restoration work. CMD is working with contractor, structural engineer and electrical engineer to prepare longevity information for Maria. CMD will finalize the Change Order #2 to determine how many poles can be covered under current contract. The estimated quantity is 20 - 25 poles.
2nd	91st St Seismic Retrofit (1109 W) (501-04) Tracker #: TP001895	M.L. CONSTRUCTION	$262,100	$315,396	20%	$79,928	25%	Contractor continued removing 2nd floor exterior stucco in anticipation of continuing with seismic retrofit (installation of floor strap connectors, etc). CMD is refining mold abatement and rehabilitation work at second floor units per amendment #1 which was approved by the Housing Commission on 7/26/06 and the Board on 8/8/06.
2nd	Southbay Gardens Balconies and Exterior Renovation Tracker #: TP001508	M.L. CONSTRUCTION	$880,000	$969,345	10%	$759,510	78%	Project is 100% complete. Asphalt pavement repair work at the driveways and carport are all done. Fire Alarm issue with the elevator recall switch is still pending further meetings between CMD, HMD, and Building & Safety. Project is ready for Common area inspection. Common area will be inspected along with the punch list inspection of all units. General Contractor will notify CMD when he is ready for punch list inspection and coordinate with residence manager to notify the tenants for inspection. A change order is required to correct the fire alarm issue and also for Building and Safety sign off.

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Status Pending Action / Forecast
3rd	Santa Monica RHCP Tub Replacement (FY 04-05) Tracker #: TP001155	AZ Home Inc.	$103,356	$118,536	15%	$65,284	55%	Base bid work is complete, with Contractor taking corrective actions as follows: (1) Sheet vinyl flooring installation that was substandard in about 7 units, due to apparently inadequate subfloor preparation, and (2) refinement of the wheelchair guard rail / handrail at 14th St concrete steps and entryway. CMD Inspector will coordinate a final inspection with HMD for late September.
3rd	West Knoll Elevator Replacement Tracker #: TP002092	M.L. CONSTRUCTION	$240,400	$240,400	0%	$43,460	18%	CMD has received confirmation that the manufacturer started fabricating the first of two elevators on 7/6/06. Dewatering of the elevator pit started 8/3/06 and will be done in time for installation of the new elevator. Dewatering will then continue until 2nd elevator pit's floor slab is completed and the pit is waterproofed. Delivery of the first elevator is anticipated for the week of 10/2/06, with completion currently scheduled for week of 1/30/07.
3rd		Superior Alliance Elevator Corp.	$173,430	$173,430	0%	$0	0%	
4th	Carmelitos Accessible Units Kitchen Remodel (FY04- Tracker #: TP001603	Natural Building Maintenance	$297,300	$311,100	5%	$222,409	71%	Contractor completed the final punch list items. CMD is working with contractor to finalize the drawer pull Change Order. CMD and HM requested this Change Order item. CMD is reviewing the submittals. If the cost can be resolved, it will take about an additional 3 weeks to install these pulls. CMD will review the revised submittal and cost when contractor provides the documentation.
4th	Carmelitos Gas Lines (Phase 1 and 2 of 4) Tracker #: TP001163	ML CONSTRUCTION	$143,360	$150,260	5%	$150,260	100%	Phase 2 (182 units), a year-long contract, is on schedule. Buildings 3, 4, 5 6, and 7 (29 units) are done. Buildings 8, 9, 10 and 11 (an additional 28 units) will be done by the end of October Project is on schedule with no issues. Completion date is 7/3/07 for this phase.
4th		M.L. CONSTRUCTION	$1,311,700	$1,311,700	0%	$226,284	17%	
4th	Harbor Hills Community Center Ramp Site Work Tracker #: TP002083	C.S. Legacy Construction, Inc.	$174,205	$174,205	0%	$66,222	38%	Project is about 50% complete. Contractor completed site demolition, grading, and a good part of retaining walls and hardscape. Hardscape work to be substantially completed by October 2006. No major issues.

District	Project Name	Contractor Name	Original Contract Amount	Current Contract Amount	% Cng Orders	Approved Payments	%Cmpl	Status Pending Action / Forecast
4th	Marina Manor I & II Boiler Replacement Tracker #: TP001849	C & P Plumbing	$215,585	$215,585	0%	$215,375	100%	Contractor and consultant continue to review and revise the Change Order cost issues. Contractor will complete the carpet replacement and the last punch list items next week. CMD will walk the site to confirm the carpet repair. CMD processed payment #2. Process Change Order, final payments and conduct a final inspection.
4th	Marina Manor I & II Fire Alarm Retrofit Tracker #: TP001934	Jam Corporation	$238,000	$238,000	0%	$0	0%	Contractor continues to work in the boiler and elevator rooms on the roof installing conduits. The work on the roof was delayed for about a week due to material delivery delay. HM reported that the fire alarm contractors damaged electrical outlet, did not clean up after themselves, and stepped on piping and insulation. Discussed this issue with the contractor. Contractor apologized and sent a staff member on 8/27/06 to clean-up. Contractor will report back the plan check status and provide a revised schedule. Contractor continues to work with County Fire Department on plan check and continues to work on the roof.
5th	Foothill Villa Boiler Replacement (FY 04-05) (502-03) Tracker #: TP001897	RKDM Enviro-energy Services, Inc.	$49,151	$54,151	10%	$54,151	100%	Contractor completed the flooring repair. The associated Change Order is approved by County Counsel. Contractor was scheduled to be substantially complete by 9/20/06. CMD is processing Change Order #1 and Payment #1. CMD will continue to inspect the project construction.
All Distr.	Sundance Vista and Whittier Manor Site Improvement Tracker #: TP001560	AZ Home Inc.	$113,850	$113,850	0%	$0	0%	AZ Home was late on providing project schedule, performance & payment bonds so Notice to Proceed will not be issued until all the documents are received. CMD had a follow up meeting with DRP on 9/5/06 re: HC parking space at Whittier Manor; further information or site dimension is required for plan review. Issue Notice to Proceed for AZ Home & update HM of start & completion date upon receipt & review of the pending information. Will schedule next appointment with DRP to review layout. CMD will inform HM on status during the week of 10/2/06.
		TOTALS:	$4,957,450	$5,248,734	6%	$2,338,874		

Housing Authority - County of Los Angeles

September 27, 2006

TO: Housing Commissioners

FROM: Rebecca L. Craig, Director
Assisted Housing Division

RE: THE FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

FSS Program Update

- In the month of August, FSS staff referred 4 FSS participants to Worksource Centers in their area for job search assistance.
- Resource information for employment opportunities, budgeting, money saving tips and homeownership workshops were handed out to 5 FSS participants during the August re-issuance appointments.
- FSS staff met with and assisted 25 additional FSS participants during the month of August with supportive services information and general Section 8 questions.
- FSS staff met with 4 FSS participants working towards graduation from the FSS program.
- Homeownership program booklets were mailed to 4 FSS participants at their request.
- Earned Income Tax Credit booklets were mailed to 18 FSS participants at their request.
- FSS staff mailed Antelope Valley Job Fair information to FSS participants living in and around the Antelope Valley area.
- FSS staff mailed job resources to 30 FSS participants with their annual modification letters.

Graduates

There were 0 graduates this month. The total number of graduates to date is 155.

If you have any questions, please call me at (562) 347-4880.

RLC:MF:CL:dt
Commissionreport0906

2007 Timetable for Tenant Commissioner Recruitment

October:	Submit advertisement for October issue of "Tenant Talk" & Rent statements and open phone line and sent out advertisement to management offices.
November:	Begin to accept applications.
Nov., Dec. & January:	Review applications as they are submitted
January:	Application requests close. Telephone recording changes to state that applications are no longer available by phone. Applications are due. Application telephone line closes.
January:	Assigned staff screens applications based on Board-adopted criteria.
January:	Assistant Executive Director reviews screened applications and makes interview selections.
January:	Letters sent to those invited for interviews, and those that were not selected.
February:	Interview week
February:	2nd Interview week
February:	Executive Director makes final decision on candidates to recommend to the Board for appointment. Letters go out to all candidates who participated in the interviews, and to interview panel.
March:	Recommendation(s) sent to Executive Office of the Board.

- Executive Office of the Board sends paper work to recommended Tenant Commissioner(s).
- Executive Office of the Board receives paper work from recommended Tenant Commissioner(s).
- Approval of appointments on the Board agenda.

March: New Tenant Commissioner(s) attend Housing Commission meeting.

Recent News Articles

THE WALL STREET JOURNAL. ONLINE

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August 18, 2006

COMMENTARY

Project Vision

By JULIA VITULLO-MARTIN
August 18, 2006; Page A14

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Public housing is urban government's largest orphan. It is an unloved recipient of tens of billions of dollars in funds, poured over decades by the federal government into housing projects in just about every city in the country. Neither the Republicans nor the Democrats want much to do with it anymore, and as a result physical plants are deteriorating while operating deficits soar. This failed experiment in government-financed, -built, -owned and -operated housing is over, yet the projects continue to house millions of Americans.

In the midst of this decay, however, is huge opportunity. Hundreds of old projects stand on valuable real estate, making them potential beneficiaries of the great urban comeback. But the authorities that own them must have the vision to see these prospects -- and few do.

Take New York City. Its real-estate market is so robust that even sections like Morrisania in the South Bronx, once nominated by Jimmy Carter as the worst neighborhood in America, are again thriving. Since 1987, the city government has spent over $130 million on South Bronx restoration, with the result that hardworking households and small businesses have returned to the blocks once destroyed by arson and despair.

Yet looming high above the pretty new houses, retail corridors and well-tended parks are three of the ugliest buildings in New York: the immense Morrisania Air Rights public-housing projects, completed in 1981 on 5.38 acres constructed over the sunken roadway that leads to the George Washington Bridge. When asked if the New York City Housing Authority had any intention of freeing the neighborhood of these hulking monuments by tearing them down, a high-ranking NYCHA official said, "No. We're not Atlanta."

Precisely. NYCHA is trapped in old-style, mammoth public housing, proud that it has only demolished one major building since 1972. NYCHA oversees 2,691 residential buildings that are scattered throughout the five boroughs, including in many neighborhoods that are now doing well despite the projects in their midst. Manhattan's booming Upper West Side, where new residential construction routinely sells for $1,400 per square foot, has over 20 projects, worth hundreds of millions of dollars -- not that NCYHA would dream of doing the market calculations.

Meanwhile the Atlanta Housing Authority, ranked in the early 1990s as the nation's fifth largest authority and the seventh most troubled, has been following the opposite course since 1996 -- demolishing its old projects and replacing them with attractive one- and two-family townhouses built in vernacular architecture.

But striking as the new houses are, they're not Atlanta's real innovation. "We are not making a nicer box," says Renée Glover, AHA's president and CEO. "We are intentionally creating a market-rate community with a seamless affordable component. We work with private-sector development partners who have knowhow, expertise and access to financial capital. Our projects are driven, owned and managed by the private sector."

Ms. Glover has been systematically demolishing the old projects, which she calls toxic, and replacing them with normal-looking neighborhoods, made up of 40% market-rate tenants and homeowners, 40% former public housing tenants who meet stringent new qualifications, and 20% low-income tenants.

All of her new housing is oversubscribed, a far cry from the situation when she took over as executive director of the AHA in September 1994. An assessment of the agency at that time showed that over half of AHA's apartments -- some 5,000 units -- were vacant. It had an uncollected rent rate of over 25%. Maintenance was abysmal, with the agency needing an average of 60 days to complete routine work orders. AHA scored an appalling 39 out of 100 under HUD's Public Housing Management Assessment Program. This was overseen by a "bloated and untrained employee force," in Ms. Glover's words, of about 1,300. Today, AHA's vacancy rate is below 1%, as is its uncollected rent rate. Routine work orders take 48 hours, and the backlog of 12,000 orders has been eliminated. It scored a perfect 100 in HUD's assessment. Its work force has been cut down to around 325 "well-trained and motivated professionals," says Ms. Glover.

To the naked eye, AHA's developments are indistinguishable from adjoining communities. Ms. Glover partnered with private developers, leveraging small amounts of government money with far larger sums of private investment. She demolished the downtown Techwood/Clark Howell Homes, two of the country's first public-housing projects, and built Centennial Place with $42.5 million in federal Hope VI revitalization funds and about $2 billion in private investment. (Hope VI was initiated by the first Bush administration, strongly supported by the Clinton administration, and opposed by the current administration.)

Similarly, she demolished the Perry Homes, three miles northwest of downtown Atlanta, and replaced them with what will be the AHA's largest development, the West Highlands project, which combines 570 apartments with an 18-hole, PGA-level golf course designed by Jack Nicklaus. She used $25 million in federal revitalization and demolition funds and $444 million in private investment.

AHA requires that all tenants between the ages of 18 and 65, except for the disabled, be employed, or be enrolled in job training or in school. "Residents must engage in an activity that will grow them out of the need for subsidy," says Ms. Glover. The result: Employment is way up (from 13% of residents in 1994 to 71% today) and crime is way down. Crime overall in Atlanta's public housing developments is down 76%, according to a Brookings Institution study released last year.

What's more, private development is springing up all around the former AHA projects, showing that private investment will readily enter once what Ms. Glover calls "residential brownfields" are removed. Centennial's neighborhood, which includes the Georgia Institute of Technology, Bell South headquarters, All Saints Church and should never have been a brownfield, is "on fire" today, says a developer. Retail and commercial services are springing up in an area that long had none. Though ferociously opposed by the Board of Education, Ms. Glover set up Atlanta's first charter school in 1997, Centennial Place Elementary, which now has some of the highest standardized test scores in the entire school system -- even though it receives only 60% of the

funding of regular public schools.

What AHA is doing is entirely different from previous reform efforts because AHA does not intend to "manage" better public housing -- it's *getting rid of* public housing. For the sake of both public housing residents and their neighborhoods, let's hope that other big city authorities follow, starting with New York.

Ms. Vitullo-Martin is a senior fellow at the Manhattan Institute.

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With Section 8 fraud, no projects needed

This story appeared in the Antelope Valley Press on Thursday, September 21, 2006.

TODAY'S EDITORIAL - There's a rumor - call it a suburban legend - that has been going around for at least a couple of years that claims that the Nickerson Gardens housing project - or some other Los Angeles housing project - is being closed and the residents relocated to Lancaster.

It is not true.

Still, the rumor persists, so Mayor Henry Hearns submitted a Viewpoint article for the Valley Press seeking to quell the rumor.

The mayor is accurate that the rumor is false. But what the mayor and other city leaders seem oblivious to is why the rumor persists.

People believe the "Nickerson Gardens moves north" myth because Lancaster is willing host to 1,885 Section 8 government-subsidized houses. There're another 1,200 or so in Palmdale.

With 1,885 Section 8 houses - and stories every week about fraud in subsidized housing - is it any wonder people are ready to believe there's more subsidized housing on the way?

Readers - who, after all, are just citizens - object less to the concept of subsidized housing than they dread the collateral that comes with such programs: an influx of creeps.

People do not generally mind new neighbors. Rightfully, people abhor bad neighbors.

Valley Press readers spelled it out for the mayor in their letters to the editor following Sunday's publication of the Viewpoint article "There is no Nickerson Gardens master plan."

We quote from Hollie Reynolds of Lancaster: Mayor Hearns "stated that no L.A. housing projects are coming to Lancaster. Nice try, but we already have L.A. housing projects in Lancaster. They are just called something else - Section 8 housing."

From Eric Patton of Lancaster: "News flash for Hearns: The Valley is one big L.A.

housing project. Thanks to the L.A. County Housing Authority and their horribly flawed Section 8 program, Lancaster and Palmdale are nothing but a series of smaller 'projects.'

"So don't go patting yourself on the back too hard there, Mr. Hearns. While you may have squashed the vicious rumor that we will be breaking ground on any major public housing project this month, we still have hundreds of smaller projects spread throughout the Valley, and that's not a rumor, it's a fact."

People hear a rumor that the city leaders are selling them out, leaving their community vulnerable to an influx of bad neighbors and criminals, and they think, "sounds plausible."

When the leaders of both cities straddling Avenue M failed to stop California State Prison Los Angeles County in Lancaster from moving in, the momentum got going the wrong way. The very affordability that makes the Valley an attraction for young families also made it a target for the scum of society to exploit.

It is important that these scum be deprived of their "privileges."

As a matter of logic, and the law, city leaders tell us that we must have "affordable housing."

Palmdale and Lancaster have responded to that with some of their initiatives on mobile-home parks. And then we have Section 8.

In its intent, it is like a lot of the federally subsidized "feel-good" programs. Help people with a handout. Help the elderly, the borderline indigent, help people with physical challenges.

Except that what happens is the predators quickly learn how to game and exploit the situation. What a deal! Pony up 300 to 500 bucks and let "Uncle Sugar" from the federal government throw in another 1,500 or so. Sweet!

The Section 8 lure is like the beacon of Lady Liberty for crooks. Bring us your friends, your relatives, your homeboys, drug dealers, sex offenders and gangsters.

To stem this tide that is making the Valley's two big cities brim over with bad neighbors, it becomes a matter of enforcing the laws and regulations that are already on the books. Shut down the subsidies for these predators.

Then do what Los Angeles Police Chief William J. Bratton is succeeding at doing in the safer city of Los Angeles "down below." Make the climate so inhospitable

they go somewhere else.

That's a good way to chill the public-housing-scandal rumor.

Section 8 investigators active in Littlerock area

This story appeared in the Antelope Valley Press on Monday, September 18, 2006.

By VERONICA ROCHA
Valley Press Staff Writer

LITTLEROCK - Three homes are under investigation in connection with possible Section 8 violations, a Los Angeles County Housing Authority investigator says.

The homes under investigation have moderate violations, investigator Lee Derrico told Littlerock residents during a Thursday night Town Council meeting.

Derrico, who worked on the cases and spoke about them with a Sheriff's Department unit that handles Littlerock cases, said most alleged Section 8 violations, such as those in the three homes under investigation, start off as allegations he must investigate.

"I am going to go in there and evaluate it based on what I am presented and then make a determination based on what is appropriate," he said.

About 18 Section 8 vouchers are being used in Littlerock, he said.

"We have been pretty active out here for the last four years and we have had several cases out here," Derrico said.

The Section 8 program is aimed at helping people who are seeking employment and education find a place to live through rent subsidy. Section 8 qualifiers are determined by income and the number of people living in one home.

"We have a lot of folks who use the program for that reason, and then we have folks who abuse the program just like any other program out there," Derrico said.

Section 8 qualifiers pay 30% of the monthly rent and the U.S. Department of Housing and Urban Development. or HUD, pays the rest. The property owner, Derrico said, must be willing to rent a home or apartment to a qualified rent subsidy tenant with a Section 8 voucher.

"Every person that is contracted by this program has to live by the rules set forth," he said. That includes property owners, he added.

About 3,200 Section 8 vouchers are currently active in the Valley, Derrico said, with the majority in Lancaster, he said.

"Everyone that comes into our area has to be pre-screened in order to qualify in our voucher program in Los Angeles County," he said.

About 50,000 Section 8 vouchers are active throughout the county, he said.

The county has about eight housing authority investigators, including three who handle Valley cases, Derrico said.

In the Valley, 14 privately owned buildings have direct contracts with HUD. "They're like their own mini-housing authority," he said.

Derrico asked Littlerock residents in attendance to report any possible Section 8 program violations to authorities.

"You know who belongs in your neighborhood and who doesn't," he said. "We could all work together collectively and make our community a better place."

Derrico warned residents, however, to not conclude that people who use Section 8 often violate the law.

"Just 'cause folks are on Section 8, it doesn't make them bad people," Derrico said. "A lot of people that are on this program are actually good and contributing people in our community. They're just using the program to get back on their feet."

vrocha@avpress.com

Sunday, September 17, 2006, Antelope Valley Press

No L.A. housing projects coming to Lancaster

Viewpoint
Henry Hearns

When rumors fly around a community, they can do a lot of damage, even when they are totally untrue. That's been the case in recent months as an oft-repeated rumor about public housing has been flying around the Antelope Valley.

Let me state it unequivocally: Los Angeles is not moving any of its public housing projects to Lancaster or anywhere else in the Antelope Valley.

Let me repeat that: Los Angeles is not moving any of its public housing projects to Lancaster or anywhere else in the Antelope Valley.

Residents have been calling county and city officials recently, in a state of agitation because they've "heard" that there is a plan to move all the people in Los Angeles' Nickerson Gardens and/or Jordan Downs to an undisclosed location in Lancaster. They say they've "heard" all the gang activity centered in these projects will invade Lancaster. There are all kinds of explanations of where the callers have "heard" these rumors.

I can't say this strongly enough, but this same rumor has run the rounds many times over the years, and there is no truth to it at all. Perhaps some factual background information will help clear this up once and for all.

Nickerson Gardens is a 1054-unit public housing apartment complex in the Watts section of south Los Angeles. Built in 1955, it consists of 156 buildings with townhouse-style units ranging in size from one to five bedrooms. The complex is owned and managed by the Housing Authority of the City of Los Angeles.

Nickerson Gardens is the largest public housing development west of the Mississippi River, occupying the blocks northeast of the corner of Imperial Highway and Central Avenue. It is on the border of Watts and Compton. It is the recognized birthplace of the Bounty Hunter Watts Blood gang.

Jordon Downs is a 700-unit public housing apartment complex in Watts. It consists of 103 buildings with townhouse-style units ranging in size from one to five bedrooms and also is owned and managed by the Housing Authority of the City of Los Angeles. It is the home of the Grape Street Watts Crips and is surrounded by the Southside Watts Vario Grape Street 13 Tiny Wynos.

My staff has verified with the Housing Authority of Los Angeles that neither Nickerson Gardens nor Jordon Downs apartment complexes are closing, and none of the tenants are being relocated to Lancaster.

The Housing Authority of Los Angeles owns and manages approximately 16 public housing apartment complexes in Los Angeles. L.A. has an acute shortage of affordable housing as the pace of building entry-level apartments has failed to keep up with the huge numbers of recent immigrants and working poor. The city probably will spend tens of millions of dollars in its new affordable housing trust fund mostly for the building of new apartments, according to an advisory committee report.

Therefore, they will not be eliminating housing, but creating more affordable housing in Los Angeles.

These rumors can change how we feel about our community in a negative way. There are many truths that can have that same impact in a positive way. Combat the rumor mill by spreading word of the things you love about Lancaster. Whether it is our beautiful desert sunsets or our warm and caring residents, we all enjoy dozens of great qualities of our community.

Hearns is mayor of Lancaster and pastor of Living Stone Cathedral of Worship in Littlerock.

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Article Last Updated: 9/18/2006 09:46 PM

Rental subsidy program gets millions more

BY RICK ORLOV, Staff Writer
LA Daily News

NORTH HOLLYWOOD - More than 2,000 homeless people will receive financial help to find permanent housing under a $29 million expansion of the Section 8 rental-subsidy program, Mayor Antonio Villaraigosa announced Monday.

The program will fund shelter as well as social services for the homeless residents. The city already has 51,000 families receiving Section 8 subsidies.

"Every night in Los Angeles, there are 45,000 people sleeping on the streets," Villaraigosa said, standing in front of a new six-unit apartment complex of two- and three-bedroom units. "One-fourth of those are women with children who have no place to go because the shelters are full. This is a way to give them a chance.

"All these people need is a second chance," he said. "I'm someone who was helped by a second chance and we have to give people an opportunity to get back on their feet."

Villaraigosa also announced the creation of the Skid Row Families Demonstration Project, a city-county partnership to move 500 homeless families into neighborhoods away from downtown's Skid Row. The city will contribute $18 million, while the county will pay $6 million.

Thirteen nonprofit agencies are working with the city, helping families apply for the vouchers and supporting them after they move in.

The city's Section 8 program was launched in 1991 but was suspended in 2005 after an audit found that local officials had issued more vouchers than authorized. Rudy Montiel, the city's Housing Authority director, said the program was reinstated in April and is processing applications.

Councilman Bill Rosendahl, who is a member of the City Council's Ad Hoc Committee on the Homeless, praised Villaraigosa's efforts in providing $100 million for each of the past two years in the Affordable Housing Trust Fund.

"This is where the rubber meets the road," Rosendahl said. "Part of the reason I ran for the City Council was to do something about this. I was tired of stepping over people who are living in cardboard boxes. This is a national tragedy that all of us need to work on to resolve."

Villaraigosa said the expanded Section 8 program is designed to take the homeless from Skid Row in downtown and move them to apartments around the city. Aides said the locations are constantly being revised based on the willingness of apartment owners to accept Section 8 tenants.

Tanya Tull of Beyond Shelters, a homeless-advocacy group, said the expanded program will make it easier for groups such as hers to find transitional housing as well as provide the needed social programs.

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Los Angeles Times
latimes.com.

http://www.latimes.com/news/local/la-me-housing7sep07,1,4912983.story

Little Gain Seen in Affordable Housing in L.A.

The razing, converting of rent-controlled units almost equals the building of new ones, study says.

By Nancy Cleeland
Times Staff Writer

September 7, 2006

The city of Los Angeles has made little headway in expanding the supply of housing for low- and middle-income residents because old affordable units have been destroyed almost as quickly as new ones have been built, according to a new study.

The analysis, to be released today by the Southern California Assn. of Non-Profit Housing, is likely to fuel an increasingly heated debate about housing and gentrification in the city.

Using municipal and U.S. census data, the study by the trade association of nonprofit housing developers found that 12,800 affordable rental units were built through city incentive programs since 2001, while 11,000 older rent-controlled apartments were either torn down or converted to condominiums.

The study found that the loss rate has accelerated, far outpacing new construction since 2005.

Market-rate rents in Los Angeles grew by about 30% during the same five years, to $1,770 a month, according to RealFacts, a Bay Area real estate consulting firm that surveys large apartment complexes.

Paul Zimmerman, director of the association that produced the report, said it showed the need for a comprehensive housing strategy in Los Angeles.

"Housing is like water," he said. "You need a production pipeline and a preservation strategy. Unless you have both you're not going to take a dent out of the problem."

The association backs a moratorium on the demolition or conversion of rent-controlled apartments. Los Angeles City Councilmen Bill Rosendahl and Alex Padilla have proposed moratoriums for their own districts. Their proposals haven't drawn much support from colleagues, and Rosendahl's is now before a committee.

"I like incentives better than requirements. This is America," said Councilman Herb Wesson, who is the chairman of the housing committee that has the bill.

He added later, "I gave Mr. Rosendahl my word I would talk to him and listen to his argument. But I'll be honest, this problem is a city issue and I'm not big on piecemeal approaches."

Rosendahl's 11th District, on the Westside, has lost more than 4,000 rent-controlled units since 2001 — one-third of the citywide total, according to the analysis.

"I want to take a time out and come up with other strategies," Rosendahl said. "It's not fair that the ocean and fresh air be just for the rich."

He said he expected his moratorium to pass this year, despite opposition.

Wesson recently proposed his own strategy, which the full council adopted last month. The measure created a task force to look at comprehensive solutions and a committee to study the 1978 rent control law that limits rent increases in older buildings.

Developers and business leaders, who acknowledge a severe shortage of affordable housing, have argued for market-based solutions that encourage more dense housing along transportation corridors.

"At minimum you have to develop the opportunity for the private sector to supply those affordable units. That's at least half the battle. Beyond that, the marketplace will dictate where such profitability resides," said Stuart Gabriel, director of the USC Lusk Center for Real Estate. "From an economic perspective, rent control is not always a good long-run solution in the sense that it does not result in significant added supply of affordable units.... We need to turn our attention to a series of incentive structures and programs that go beyond rent control."

Gabriel saw the results of the analysis differently.

"The fact that we're even able to remain at the level of prior years should be viewed as a positive outcome, given market forces that make it nearly impossible to develop affordable housing," he said.

Zimmerman said affordability in Los Angeles has been shrinking for 25 years in a largely unfettered market.

"I don't trust the market," he said. "If we had a functioning market, it would be producing housing that is affordable to people at different income levels. But because of macroeconomic factors, the market is only producing high-end product now."

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PARTNERS: ktla Hoy

This story appeared in the Antelope Valley Press on Friday, September 1, 2006.

ID thief convicted on 7 felony counts

By LISA WAHLA HOWARD

Valley Press Staff Writer

It started out simply: the Palmdale Water District had shut the water off at a home receiving a Section 8 voucher, and Section 8 investigator Gary Brody was notified.

The ensuing investigation led to two identity theft victims and the conviction this week of Tovarrie La Shaun Washington, who was convicted in a jury trial Wednesday of seven felony counts related to burglary, fraud and identity theft, law enforcement authorities said.

Washington, 33, has lost her housing benefit but will still have a taxpayer-funded home. Now in custody in county jail, she faces state prison time based on her conviction and violating the felony probation sentence she received following a 2002 arrest for fraud.

"The district attorney is going to ask for seven years due to her multiple victims and the sophistication of the crime," said Palmdale sheriff's Detective Mark Machanic, who led a monthlong investigation in the case. "Hopefully they'll give her the maximum."

Homes receiving Section 8 benefits from the Los Angeles County Housing Authority must have a valid water connection, Machanic said, for health and safety reasons. The Housing Authority pays most of the low-income recipient's rent with federal funding.

When the water was shut off to the home, in the 38400 block of Division Street, Brody was informed and learned the water hookup was in the name of a Rhonda Eason, and a fraudulent credit card had been used to pay for service. In addition, a warrant search revealed a traffic warrant issued to a Shannon Crosby, also to the same address.

"I thought that was a lot of people, and maybe some unauthorized tenants, but I didn't know she was using all those stolen identities," Brody said. "One thing snowballed into something else."

Because Washington was on felony probation, she had to agree to be searched, so Brody arranged a Section 8 compliance check.

When Brody and Machanic visited the home in late May, they discovered a 2004 Volkswagen Jetta in the garage with expired tags. The car was registered to the home's address, but to Crosby's name. The traffic citation was in Crosby's name, but the thumbprint the traffic officer obtained matched Washington's.

Further investigation revealed Crosby was an identity theft victim whose wallet was stolen from her Fontana home, and Washington purchased the car from a local car dealer using Crosby's identity. She used a fraudulent check for $1,800 as a down payment to buy the car, a dealership salesman testified last week in a jury trial at the Michael D. Antonovich Antelope Valley Courthouse.

The car was in repossession status because of a lack of payments, so deputies had the car towed. They also cited and released her for a misdemeanor warrant for driving under the influence.

"In June, after the investigation and we located the two victims, we were able to prove the car was purchased through identity theft," Machanic said. "When we searched the house again, we located a check from Bank of America in the name of Shannon Crosby, which showed she opened up a fraudulent checking account."

Crosby traveled from her new home in Arizona to testify in the case, as did Eason, the Los Angeles resident whose identity was used by Washington to sign up for water service.

"She gave a bad check (to pay for water service), and then a fraudulent credit card," Machanic said. "When you're an identity thief, you try to get everything for free."

Washington is scheduled to be sentenced Oct. 4. Her public defender could not be reached Thursday for comment.

lhoward@avpress.com

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Article Display Date:

Remedies sought for housing crisis

By Jim Steinberg Staff Writer
San Gabriel Valley Tribune

The state of California is exploring the possibility of creating a state-sponsored insurance fund for affordable housing, according to the director of the California Department of Housing and Community Development.

"Housing developers are paying unprecedented premiums for construction liability insurance," Director Lynn Jacobs said this week.

Jacobs spoke to about 300 attendees of the Minority Housing Conference on Wednesday at the San Bernardino Hilton. The event was sponsored by the Building Industry Association's Baldy View Chapter.

Conference speaker Dalila Sotelo, senior vice president of McCormack, Baron, Salazar, said liability insurance for an 84-home project in the East Bay area was nearly $1 million.

And that expense was backed into the price of the housing.

Jacobs proposals would seek to remedy that source of the state's sky-high housing costs.

Among other programs, the state is exploring an insurance fund for affordable housing and for in-fill housing.

California ranks 49 out of the 50 states in terms of housing affordability, Jacobs said.

"To help debunk the myth that housing does not pay for itself," Jacobs proposed a statewide comprehensive study to include a city-by-city analysis of property tax revenues, fees and retail sales impacts of housing.

"Financial institutions and universities will be natural partners for this," she said.

Noting that prevailing wage rules add about 25 percent to the cost of a project, Jacobs said "we should be working more closely with our construction unions to have them be part of the solution to the state's housing crisis. So we are going to be exploring the possibility of a union-supported fund for affordable fund for housing.

"Construction unions experience labor shortages because of inadequate housing for their own members. I believe they are interested in investing in our economy in that way," she said.

"Local governments indicate that California's housing crisis is one of their primary recruiting

challenges when trying to hire public safety employees and the school district trying to hire teachers," she continued.

"We are going to be exploring the development of \ program to address this problem with perhaps special financing, other incentives, a master plan, some model houses and whatever we hear from you will help us reduce costs."

The state has an interest in the adequate supply of housing for its residents, she said, adding, "We have an economic interest, a public policy interest and a human interest."

Carlos Rodriguez, senior vice president of the BIA's Baldy View Chapter, called the conference "a first step in an ongoing dialogue" to come up with housing solutions.

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Los Angeles Times
latimes.com

http://www.latimes.com/news/printedition/opinion/la-ed-affordability26aug26,1,4047533.story

REAL ESTATE REALITIES

What Is "Affordable" Housing?

A fuzzy old term adapts to the new era.

August 26, 2006

YOU PROBABLY DIDN'T REALIZE IT, but your home — your overpriced, over-leveraged Los Angeles home — became more affordable last week. Yes, you'll probably still have to stick to macaroni-and-cheese dinners if you want to make your mortgage payment every month. And no, that mid-century gem in the Hollywood Hills will still be out of reach, unless you win the lottery. But on paper, thanks to long-anticipated adjustments to the California Assn. of Realtors' housing affordability index, homeownership now appears to be more attainable for first-time buyers.

The association's affordability index is cited often. When a news article or affordable housing advocate mentions that some shockingly low number of households (say, 8% in Santa Barbara in 2005) were able to afford a median-priced home, the index is often behind the analysis. Developers lean on affordability index numbers to push for new projects; businesses sometimes look at them to determine whether relocating employees to California can pay off. And the affordability index has helped to fuel the housing frenzy, ratcheting up status anxiety by reminding us all that that most American of pursuits, homeownership, is sliding further from our grasp.

Before Thursday, however, the index applied 20-year-old assumptions to today's housing market. To compute affordability, the association assumed that purchasers were making 20% down payments, getting fixed-rate mortgages and spending no more than 30% of their incomes to finance their houses. These days, few buyers are that conservative—so the California Assn. of Realtors now assumes that first-time buyers make 10% down payments, secure adjustable-rate mortgages and devote 40% of their incomes to housing costs. (Different parameters, still to be determined, will measure affordability among repeat buyers.)

The new computation is more relevant. It also makes houses seem cheaper, just slightly. Last year, 14% of Los Angeles households made enough money to buy a median-priced house. In the second quarter of this year, 19% of first-time buyers made the cut to buy at 85% of the median price.

For some, it will be tempting to suggest that "more affordability," at least on paper, will keep the housing juggernaut rolling. For others, it will be tempting to wonder if this is more proof that the market is at its peak. Back in the '90s, eager equities investors began looking for new metrics, such as EBITDA — earnings before interest, taxes, depreciation and amortization — to justify their passion for buying stocks that were overpriced by all the usual measures.

Then again, that might be over-thinking things. The simple truth, as economists at the California Assn. of Realtors admit, is that the outlook remains bleak for buyers. According to the new figures, the median price for first-time buyers in Los Angeles was $489,860 in the second quarter of this year. The required income a family needs to afford a house at this price, according to the new

criteria, is $100,320. In L.A., even an affordable home is still pretty expensive.

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Article Launched: 8/23/2006 12:00 AM

L.A. supes OK system that can detect welfare fraud

-- Troy Anderson
Inland Valley Daily Bulletin

Los Angeles County supervisors on Tuesday approved development of a $3 million computer system that will allow the welfare department to detect fraudulent overpayments and measure how its programs impact its 2 million recipients.

The new "data warehouse" will allow the Department of Public and Social Services to better detect fraud by comparing data now stored on a variety of computer systems.

"This is not a fraud system, per say. However, it enhances our ability to detect fraud by giving us the ability to compare all our programs and identify something that is inconsistent, and follow-up on that inconsistency," DPSS spokesman Shirley Christensen said.

The approval of the data warehouse follows June's grand jury report that found welfare recipients and their friends and relatives have defrauded taxpayers of $500 million a year. Grand jurors described county child-care programs for welfare recipients as an "ATM for thieves."

Prosecutors have also alleged that taxpayers are being defrauded by in-home care workers and recipients.

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Article Last Updated: 8/24/2006 08:47 PM

Home sales plunge statewide

L.A. County resists drop in house prices

BY GREGORY J. WILCOX, Staff Writer
LA Daily News

California's residential real estate sector continued wilting in July, with sales plunging 30 percent and the median price falling under the year-ago level in more than half the state's major markets, a trade association said Thursday.

Los Angeles County fared better, though, with the median price increasing an annual 6.8 percent to a record $581,140 even though sales declined 25.6 percent from their year-ago level, said the report from the California Association of Realtors.

Sales took substantial falls from a year ago in all 21 markets for which statistics were available, and only two recorded gains from June. The biggest drop, 50 percent, came in Monterey County and the smallest, 23.4 percent, was in Santa Cruz County.

Santa Barbara County's South Coast had the biggest annual price decline, 16.3 percent to $1.1 million, and sales there fell 27.2 percent.

Prices declined from June in 15 markets.

"I think we're seeing a significant correction in the market," said Leslie Appleton-Young, vice president and chief economist of the Los Angeles-based association.

"There's really a standoff right now (between buyers and sellers) that's resulting in a lower level of sales."

This is the ninth consecutive month of year-over-year sales declines. The percentage increase is big because the counts are being compared to record levels of a year ago, Appleton-Young said.

The percentage decline should moderate in the fall, because that is when the sales slide started.

"We're sort of meeting ourselves in the doorway (because) we had such high numbers a year ago," said John Karevoll, an analyst at market tracker DataQuick Information Systems.

"The picture today is one of relative balance. It's the picture of a year ago that was kind of off the charts."

The report showed that:

If the market matched July's pace for all of the year, there would be 453,980 sales statewide, which means this year would look a lot like 1997.

The median price of a house increased 5.1 percent from a year ago to $567,360 and was up 1.5 percent from June.

In Los Angeles County, the median price increased 0.2 percent from June and sales fell 16.4 percent month-to-month.

In the High Desert, which includes the Antelope Valley, the median price increased 11.5 percent to $333,330. Sales fell an annual 25.2 percent and were down 17.7 percent from June.

In the Inland Empire, the median price increased 6.8 percent to a record $409,090 even though sales plunged an annual 40 percent and were off 18 percent from June.

At the end of July, there was a 7.5 month supply of inventory, up from 2.9 months a year ago but well under the record 18.9 months in February 1991.

The median price increased in 72 percent, or 283 out of 393 cities and communities, from a year ago.

(Statistics for Ventura County were not available.)

In addition to high asking prices, rising interest rates also dragged down the market. During July, the 30-year fixed mortgage interest rate averaged 6.76, an 18.6 percent increase from a year ago, according to Freddie Mac.

The adjustable rates average soared an annual 31.6 percent in July to 5.79 percent.

"I think it's a much harder turn that people expected. You could almost call it the Three Bears kind of a turn. Some are saying hard, some are saying soft and some are in the middle," said Jack Kyser, chief economist at the Los Angeles County Economic Development Corp.

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Article Display Date:

South Pasadena seniors ask city to halt evictions

By Cortney Fielding, Staff Writer
Pasadena Star-News

- Video: Golden Oaks Senior Apartments
- Photo Gallery: Golden Oaks Senior Apartment

PASADENA — Residents living in South Pasadena's only senior housing complex are demanding the city put a stop to a new owner's plans to turn their modest units into luxury apartments.

Eviction papers have already been sent out to a handful of occupants at the Golden Oaks Apartments at 1000 El Centro St. — including all who receive federal Section 8 housing assistance — explaining they will have to leave their homes by Oct. 1.

Those remaining, such as 86-year-old Peggy O'Neil, have received notice of rental increases of up to 33 percent.

O'Neil's rent would climb to $1,250 a month. On a Social Security budget, "It means I can't do anything foolish — like take a vacation," she said.

But while residents have said the new prices could force them from their units, the rents are expected to hit $2,200 per month when the building is renovated and a gym, library, movie theater and beauty salon are added.

Residents said the new amenities prove the building is no longer for them. "Some of the people here are 90 years old," said resident Jean Ackerman. "What do we need with a gym?" As for books, she noted that the city library is right across the street.

With few places to go in a city that doesn't subsidize affordable housing for seniors, about 40 Golden Oaks residents have joined together to demand the City Council stop the eviction, rental increase and renovation process until a deal can be reached.

But what the council can do is largely dependent on funding sources for the building, said Pasadena senior advocate Marvin Schachter.

A property title search performed by one of the residents indicates the building's original owners might have received money from the South Pasadena redevelopment agency, which could require it to retain a component of senior housing.

City authorities said it isn't clear whether that is the case. And if the redevelopment agency was involved, the agreement could have ended, leaving new owners completely within their rights to change the building.

Without rent control, the city cannot place a moratorium on the increases and evictions.

Last weekend, a small group of residents met with senior commissioners, council members and the building's owners.

Councilman Michael Cacciotti said the city asked owners to phase in new rents over a series of years — not months — and allow residents to stay in a manager's unit when their apartments are being renovated.

All residents have been told they will have to move out of the building when the inside of their units are renovated, although they said they have not been told when it will take place.

"We just ask that they have some compassion," Cacciotti said.

The owners, who did not return calls by press time, have until Oct. 4 to respond to the requests.

But not everyone has that long. Jesus Arellano's 90-year-old mother, Maria, must be out by Oct. 1. She receives less than $800 per month in Social Security, and Section 8 funding pays two-thirds of her housing costs.

The new owners will not accept her vouchers, and Arellano said trying to find a new place for his mother has been heartbreaking.

He said she was hit by a moving bus last year and is now unable to prepare meals for herself.

Arellano, his brother and daughter visit Maria three times a day in shifts and she must be relocated to somewhere near his Alhambra home. So far, he's found nothing in surrounding cities.

"They tell us there are waiting lists years long," he said.

Former South Pasadena mayor and Senior Commission member Dorothy Cohen said that the situation at Golden Oaks is all too common.

"These seniors are caught in the squeeze," Cohen said. "The owners want to upgrade their property. It's an unfortunate situation."

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DAILY BREEZE AUGUST 23, 2006

Our views

Plan to limit eminent domain too sweeping

At issue

■ Does Proposition 90 on California's November ballot go too far in restricting government agencies' ability to redevelop blighted areas?

Few Supreme Court decisions have triggered such unexpected fury as the 2005 ruling upholding the right of government to seize any home or business in the name of spurring economic development. On a 5-4 vote, justices held that New London, Conn., was not violating constitutional property rights guarantees when the city sought to seize and raze middle-class homes to clear the way for a big commercial and residential development – solely to increase its tax revenues.

The ruling was no surprise. Until 50 years ago, eminent domain was typically used to seize land (with just compensation) to build a school or police station or a project with a narrowly defined public purpose. Since then, however, courts have allowed government to use eminent domain for purposes of economic development.

Nevertheless, the New London case touched a nerve among the public and politicians. Since then, efforts to rein in eminent domain have begun in more than 30 states.

Unfortunately, the primary vehicle for reform in California is Proposition 90 — an initiative so sweeping that it appears to be the work of saboteurs trying to taint the eminent domain reform movement as radical and out of control.

The key problem with eminent domain in California stems from a passage in state law that declares only "blighted" property may be seized. The glitch: The law invites abuse because "blight" is so vaguely defined. The result: Many cities routinely designate healthy businesses and neighborhoods as blighted and thus subject to seizure.

But Proposition 90 goes far beyond mandating a rational definition of blight. Instead, it bans any use of eminent domain for economic development — even when there really is blight.

The initiative then veers into radical territory in two ways:

It declares the compensation for seized property must reflect the value of the project to be built on the site — meaning an astronomical increase in the compensation taxpayers must provide.

It requires that private property owners be fully compensated when any government regulation causes their property to lose value. Decisions on matters as mundane as traffic lights, parking meters and noise abatement could be argued as having negative effects on property value. The vagueness of the initiative suggests this is just what sponsors want — an atmosphere in which local officials contemplating basic questions of governance see legal peril and costly lawsuits at every turn.

So, while we hope those appalled by eminent domain abuses continue lobbying the Legislature for reform — Sen. Christine Kehoe, D-San Diego, is a key player on the issue — we hope that this dismay doesn't translate into support for Proposition 90. It is a radical overreach that would create vastly more problems than it would correct.

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Article Last Updated: 8/22/2006 08:30 PM

Affordable homes still scarce here

L.A. area toughest in U.S., national survey indicates

BY GREGORY J. WILCOX, Staff Writer
LA Daily News

The Los Angeles area remained the nation's least-affordable housing market for the seventh consecutive quarter in the April-through-June period, according to survey results released Tuesday.

And the 10 least-affordable large-market and small-market areas were all in California, said the National Association of Home Builders/Wells Fargo in its Housing Opportunity Index.

In the Los Angeles-Glendale-Long Beach area, just 1.9 percent of new and previously owned homes were affordable to those earning a median family income of $56,200. The median sales price during the period was $521,000.

The affordability was 1.7 percentage points less than in the year-ago period.

The Santa Ana-Anaheim-Irvine area was the second least affordable of areas of 500,000 or more residents. Of the homes sold, only 3.2 percent were affordable to those earning the area's median family income of $78,000. The median sales price was $630,000.

The dubious honor of being the 10th-least-affordable big market went to the Oxnard-Thousand Oaks area, where 8.1 percent of the homes sold were affordable to buyers earning the median income of $79,500. The median price was $586,000.

The survey tracked 199 markets and included the 10 most-affordable and 10 least-affordable markets in each of the two categories, with more or fewer than 500,000 residents. The bottom 10 of these were all in California.

Of the big markets, Indianapolis was the most affordable, with 87.4 percent of the homes sold within reach of families earning the median income of $65,100. The median sales price was $120,000.

Overall, Springfield, Ohio, was the most-affordable area in the second quarter, with 91.4 percent of the homes sold affordable to families earning the median income of $55,400. That's close to the median sales price of $85,000.

The index is not intended to show sales patterns in local markets, said Gopal Ahluwalia, staff vice president for research for the index.

"This index is not by any means an absolute measure. It's relative. It tells you how it changed over time," he said.

Ahluwalia.

This is the second report this month that shows affordability eroding in California.

Last week the California Association of Realtors rolled out its new index format that tracked first-time buyer status. It showed that affordability statewide was 23 percent in the second quarter versus 30 percent in the year-ago period.

In Los Angeles County, it was 19 percent for the second quarter this year versus 27 percent in same period of 2005.

The California Realtors measured the percentage of households that can afford the median-priced home in their area.

The old California format, including both new and repeat buyers, lagged the market by two months. The last one was issued in January. It showed that in November 2005, just 14 percent of state households could afford the median-priced home, while in Los Angeles County affordability was 11 percent. Since there is a new methodology in place, the old and new indexes cannot be compared.

John Karevoll, an analyst at DataQuick Information Systems, is not sure how accurately these indexes reflect buying activity. For example, these indexes have showed affordability sinking even as sales stayed near historically high levels.

"None of the so-called affordability or opportunity indexes we've seen the past few years have been able to track what's actually been happening," he said.

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The index is based in part on the assumption that no more than 28 percent of a household's income can be used for the monthly mortgage payment. On that basis nationally, 40.6 percent of the homes sold were affordable to families earning $59,600.

But the housing market is in the midst of a big shift nationally, and in the Los Angeles area sales are well under year-ago levels and price appreciation has cooled.

Does this mean that the decline in affordability is at an end?

"If prices go down and interest rates stay steady, then affordability will definitely go up," said

Section 8 fraud investigation paying off

This story appeared in the Antelope Valley Press on Tuesday, August 15, 2006.

By LISA WAHLA HOWARD
Valley Press Staff Writer

Nearly 180 Palmdale residents faced losing their Section 8 vouchers from the Los Angeles County Housing Authority during the last 13 months because of various types of fraud, according to county records.

Palmdale officials are so pleased with the work, they're chipping in more money so investigator Gary Brody can work more hours in the city.

In March 2005, Palmdale began paying $25,000, with the county matching the figure through the office of Supervisor Michael D. Antonovich, whose 5th District includes the Antelope Valley. That paid for Brody to work 20 hours per week, with half the time allocated for the city and half allocated for county areas around the city.

Additional funding from Palmdale, which the Board of Supervisors is scheduled to approve today, will allow Brody to work 32 hours per week, with the extra time designated for the city.

"We increased our original agreement by $15,000, so now our Section 8 investigator works 32 hours per week," said Kelly Long, who works in the city's Public Safety Office. "We love him (Brody). It was probably one of the best things we ever could have done. That investigations team is phenomenal, but they're spread very thin across the county. That gives us a dedicated investigator so he can really take a look at the complaints."

Palmdale's contract with the county expires in March 2007, though Long said city leaders have "no desire" to cease the extra enforcement.

In Lancaster, between July 1, 2005, and July 31, 2006, 156 residents have been recommended for termination from the Section 8 program. The city contracts for a full-time investigator, in a similar arrangement with the county and Antonovich's office.

Throughout the entire Valley, 338 voucher holders were recommended for termination by the fraud investigators in the same time period.

Antonovich aide Norm Hickling said the partnership between the county and the

local cities has been "very productive (and) outstanding," and the supervisor hopes to continue and expand the arrangement. Antonovich has recommended doubling the amount of money funding the local investigations, and the county and cities are in the process of determining how best to allocate additional funds.

Of the recommended terminations in the Antelope Valley, eight were overturned on appeal.

As of July 31, the county oversaw 3,137 housing vouchers in the Antelope Valley, including 1,885 in Lancaster and 1,168 in Palmdale and 84 in other areas of the Valley.

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

September 27, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

APPROVE ONE-YEAR CONTRACTS TO PROVIDE UNARMED SECURITY GUARD SERVICES (ALL DISTRICTS)

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the provision of unarmed security services at Housing Authority office buildings, construction sites, and housing developments, is exempt from the California Environmental Quality Act (CEQA), as described herein, because the activities will not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners approval and authorization for the Executive Director to execute one-year Contracts for Unarmed Security Guard Services (Contracts) with General Security Service, Inc., Command Security Corporation, and American Asset Protection, using the form of the attached standard contract, to provide regular unarmed security guard services at the Housing Authority's administrative offices in the cities of Santa Fe Springs and Lancaster, and as-needed unarmed security guard services at various housing sites throughout the County of Los Angeles, to be effective following approval as to form by County Counsel and execution by all parties; and authorize the Executive Director to use for this purpose a maximum aggregate amount of $160,000 for the first year of services, included in the Housing Authority's approved Fiscal Year 2006-2007 budget.

3. Recommend that the Board of Commissioners authorize the Executive Director to execute Contract amendments, following approval as to form by County Counsel, as necessary to incorporate specific sites, site-specific

work requirements, compensation amounts, and other necessary terms and conditions; and authorize the Executive Director to extend the time of performance for a maximum of two years, in one-year increments, and to use for this purpose funds approved through the Housing Authority's annual budget process, not exceeding $160,000 annually for the three Contracts.

4. Recommend that the Board of Commissioners authorize the Executive Director to use for unforeseen security needs during year one of the Contracts, a maximum of $40,000 included in the Housing Authority's approved Fiscal Year 2006-2007 budget; and to request through the annual budget process an equal amount of annual funding for unforeseen security needs for years two and three of the Contracts, if extended.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to enter into Contracts to provide unarmed security guard services at the Housing Authority's Santa Fe Springs and Lancaster Offices and at other properties that are rented, owned, or managed by the Housing Authority.

FISCAL IMPACT/ FINANCING:

There is no impact on the County general fund. The aggregate amount that may be expended annually for all three contracts will not exceed $160,000, or a maximum of $480,000 if the one-year Contracts are extended for an additional two years.

Contingency funds for unforeseen security needs for all three contracts will not exceed $40,000 per year, or a maximum of $120,000 if the one-year Contracts are extended for an additional two years.

Funds are included in the Housing Authority's approved Fiscal Year 2006-2007 budget for the first year of services and contingency needs. If the Contracts are extended, additional funding will be provided through the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Housing Authority on an ongoing basis requires the services of unarmed security guards to patrol Housing Authority office buildings, construction sites, and housing developments, and to provide as-needed unarmed security guards during emergencies.

The attached sample Contracts define the basic scope of services to be provided by the security firms. As necessary, the Contracts will be amended to incorporate specific sites, compensation amounts, terms and a detailed scope of work for each location.

Based on the results of the procurement process, General Security Services, Inc., has been selected as the primary service provider for both regular and as-needed services. Regular services include fire watch patrols and foot and vehicle patrols at office buildings, construction sites and various housing developments. As-needed services include responding to special needs, such as on-site emergencies.

In the event that General Security Services, Inc., is unable to provide security services at the time needed or if flexibility is required for the delivery of services, Command Security Corporation and American Asset Protection will be available to provide identical services for the Housing Authority.

The initial Contracts with each firm will be for one year. The Contracts may be extended for a maximum of two years, in one-year increments, subject to the availability of funds and satisfactory performance.

The proposed services are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) and General Relief Opportunity for Work (GROW) Programs implemented by the County of Los Angeles. Instead, the contractors must comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Housing and Urban Development (HUD) assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The contractors must also comply with the Housing Authority's Living Wage Program (LWP), which requires that the contractors pay their employees no less than the applicable hourly living wage rate, as set forth in the LWP, for the employees' services provided under the Contracts.

The attached sample Contract has been reviewed by County Counsel.

CONTRACTING PROCESS:

On July 17, 2006, an RFP process was initiated to identify firms to provide unarmed security guard services for the Housing Authority. Notices were mailed to 91 vendors identified from the Housing Authority's vendor list. Announcements appeared in eight local newspapers and on the County's WebVen website. A copy of the RFP was also posted on the Commission's website. On July 25, 2006, thirty contractors participated on in the Pre-Proposal Conference. Six proposals were received on August 3, 2006.

One proposal did not meet the minimum RFP requirements and was determined non-responsive. A staff committee evaluated the remaining five proposals. The proposal submitted by General Security Service, Inc. received the highest evaluation score,

Command Security Corporation received the second highest score and American Asset Protection received the third highest score.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION:

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3), because it involves administrative activities that will not have a physical impact or result in any physical changes to the environment. The action is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAMS:

The proposed Contracts will provide needed unarmed security guard services for the Housing Authority's office buildings and various housing developments.

Respectfully submitted,

Babbette A. Glover

for CARLOS JACKSON
Executive Director

Attachments: 2

ATTACHMENT A

UNARMED SECURITY GUARD SERVICE CONTRACTS

Summary of Outreach Activities

On July 17, 2006, the following outreach was initiated to identify qualified firms to provide regular unarmed security guard services for the Housing Authority's office buildings, and as-needed unarmed security services for housing development sites throughout Los Angeles County.

A. Request for Proposals Advertising

Announcements appeared in the following eight local newspapers:

La Opinion	Los Angeles Times
The Daily News	Long Beach Press Telegram
International Daily News	Wave Publications Group
Eastern Group Publications	Los Angeles Sentinel

An announcement was also posted on the County's WebVen website.

B. Distribution of Proposal Packets

The Housing Authority's vendor list was used to mail out the Request for Proposals to 91 security companies. Forty-five firms identified themselves as firms owned by minorities or women (private firms that are 51 percent owned by minorities or women, or publicly owned businesses, in which 51 percent of the stock is held by minorities or women). As a result of the outreach, 27 proposal packages were requested and distributed.

C. Pre-Proposal Conference

On July 25, 2006, 30 Contractors participated in a Pre-Proposal Conference.

D. Proposal Results

On August 3, 2006, six proposals were received. One proposal was excluded because it did not meet the minimum RFP requirements. A five-member staff committee evaluated the remaining five proposals. The results were as follows:

Security Company	Evaluation Score
General Security Service, Inc.	882
Command Security Corporation (CSC)	804
American Asset Protection	689.5
American Professional Security	619
International Security Academy (ISA)	336.5

Based on the results of the evaluation, General Security Service, Inc., Command Security Corporation (CSC) and American Asset Protection are being recommended for the contract awards.

E. Minority/Female Participation – Selected Firms

Name	Ownership	Employees
General Security Service, Inc.	Non-minority	Total: 109 70 Minorities 23 Women 64% Minorities 21% Women
Command Security Corporation (CSC)	Non-minority	Total: 3116 2,352 Minorities 936 Women 75% Minorities 30% Women
American Asset Protection	Minority	Total: 150 133 Minorities 52 Women 89% Minorities 35% Women

F. Minority/Female Participation – Firms Not Selected

Name	Ownership	Employees
American Professional Security	Minority	Total: 105 105 Minorities 37 Women 100% Minorities 35% Women
International Security Academy (ISA)	Non-Minority	Total: 25 23 Minorities 5 Women 92% Minorities 20% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the Contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing

information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

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

Contract Summary

Project Name: Unarmed Security Guard Services
Location: Santa Fe Springs and Lancaster Administrative Offices and various housing sites throughout Los Angeles County
Bid Number: AS06-016
Bid Date: July 17, 2006
Contractors: General Security Guard Service
Command Security Corporation
American Asset Protection
Services: Provide regular and as-needed unarmed security guard services.

Contract Documents: Appendix B – Statement of Work

Time of Commencement and Completion: The services to be performed under this Unarmed Security Guard Services Contract shall be effective and remain in full force and effect for one-year from the date the Housing Authority enters into the contract with the Contractor. This contract may be extended in one-year increments, for a total of two (2) additional years at the sole discretion of the Housing Authority.

Liquidated Damages: N/A

Contract Sum: The yearly sum for Unarmed Security Guard Services under this Contract will not exceed **One Hundred Sixty Thousand ($160,000)**, including related expenses.

Contract Contingency: $40,000 anually.

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Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

September 27, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

APPROVE CONSTRUCTION CONTRACT FOR WALL FURNACE INSTALLATION AT THE HARBOR HILLS FAMILY HOUSING DEVELOPMENT (4)

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the installation of 298 wall furnaces at the Harbor Hills family housing development, located at 26607 South Western Avenue in the City of Lomita, is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the work includes activities that will not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners approve the award of a Construction Contract in the amount of $481,505 between the Housing Authority and Sun Mechanical Company, to complete asbestos pipe abatement and wall heater installation at the subject property; and authorize the Executive Director of the Housing Authority to execute the Construction Contract and all related documents, to be effective upon the issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval.

3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of $481,505 in Community Block Grant Funds (CDBG) Float Loan funds, previously approved and included in the Housing Authority's Fiscal Year 2006-2007 budget, for the purpose described herein; and authorize the Executive Director to approve Construction Contract change orders not exceeding $120,377 for unforeseen project costs, using the same source of funds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to award a Construction Contract to replace 298 wall furnaces the Harbor Hills family housing development.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Housing Authority will fund the improvements with $481,505 in previously approved CDBG Float Loan funds, included in the approved Fiscal Year 2006-2007 budget. A 25 percent contingency, in the amount of $120,376, is also being set aside for unforeseen costs, using the same source of funds. The in-house estimate to complete the work is $510,000.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On May 25, 2004, your Board approved a CDBG Float Loan between the County of Los Angeles and the Housing Authority to provide funding for site and building improvements at six public housing developments, including the purchase and installation of wall furnaces at the Harbor Hills family housing development. The housing development includes 45 buildings and one-, two-, and three-bedroom units. The contract will allow for the installation of wall furnace units, which will replace outdated heating equipment in every apartment.

The scope of work includes asbestos pipe abatement in 200 units; the removal and proper disposal of 298 furnaces; and the installation of 298 new furnaces. The existing furnaces are over 10 years old and require frequent repairs. Also, the existing furnaces are discontinued models and parts are difficult to obtain. The dimensions and capabilities of the new furnaces match the existing furnaces and no retrofitting will be required. It is anticipated that the entire project will be completed within 120 calendar days following the Notice to Proceed.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Sun Mechanical Company will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Construction Contract has been approved as to form by County Counsel and executed by Sun Mechanical Company.

ENVIRONMENTAL DOCUMENTATION:

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), the proposed work is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. In addition, it is not subject to the provisions of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301, because it does not have the potential for causing a significant effect on the environment.

The environmental review record for this project is available for viewing by the public during regular business hours at the Housing Authority's main office located at 2 Coral Circle, Monterey Park.

CONTRACTING PROCESS:

On July 31, 2006, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 545 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in seven newspapers and on the County WebVen website. Five bid packages were requested and distributed.

On August 24, 2006, three bids were received and formally opened. The lowest bid, submitted by M3 Services, Inc, did not have the required license for the project and was determined non-responsive. Sun Mechanical Company, the second lowest bidder, was determined to be the most responsive and is being recommended for the Construction Contract award.

The Summary of Outreach Activities is provided as Attachment A.

IMPACT ON CURRENT PROJECT:

The installation of the wall furnaces will upgrade and help preserve the housing development, and provide residents with properly functioning heating units.

Respectfully submitted,

Robbette A. Glover

for CARLOS JACKSON
Executive Director

Attachments: 2

ATTACHMENT A

Summary of Outreach Activities

Wall heater installation at the Harbor Hills family housing development, Lomita, CA

On July 31, 2006, the following outreach was initiated to identify a contractor for installation of wall heaters at the Harbor Hills family housing development, located at 26607 South Western Ave, Lomita, CA 90717

A. Newspaper Advertising

Announcements appeared in the following seven local newspapers:

Dodge Construction News
Eastside Sun
La Opinion
Los Angeles Sentinel
Los Angeles Times
The Daily News
WAVE Community Newspapers

An announcement was also posted on the County WebVen website.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 545 contractors, of which 369 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, four bid packages were requested and distributed.

C. Pre-Bid Conference and Site Walk

On August 9, 2006, a mandatory pre-bid conference and site walk was conducted. Nine firms were in attendance.

D. Bid Results

On August 24, 2006, a total of three bids were received and publicly opened. The bid results were as follows:

Company	Bid Amount
M3 Services, Inc.	$268,484.00
Sun Mechanical Company	$481,504.58
C.A.S. General Contractor	$689,572.00

*Minority-owned firm

E. Minority/Female Participation – Selected Contractor

Name	Ownership	Employees
Sun Mechanical Company (General Contractor)	Minority	Total: 8 8 Minorities 1 Woman 100% minorities 12.5% women
Metalclad Insulation (Subcontractor - Asbestos Abatement)	Non-minority	Information Not Available
Best Contracting Services (Subcontractor - Roofing)	Non-minority	Information Not Available

F. Minority/Female Participation – Firms Not Selected

Name	Ownership	Employees
M3 Services, Inc.	Minority	Total: 4 4 Minorities 2 Woman 100% minorities 50% women
C.A.S. General Contractor	Minority	Total: 4 4 Minorities 0 Woman 100% minorities 0% women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

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

Contract Summary

Project Name:	Harbor Hills Heater Replacement
Location:	Harbor Hills Family Housing Development
Bid Number:	CM-06-042
Bid Date:	August 24, 2006
Contractor:	Sun Mechanical Company
Services:	The scope of work includes: asbestos pipe abatement in 200 units; the removal and proper disposal of 298 existing furnaces; and the installation of 298 new wall furnaces.

Contract Documents: Part A - Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; and all addenda.

Time of Commencement and Completion: The work to be performed under this Construction Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within one hundred twenty (120) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Four Hundred Dollars ($400.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Housing Authority.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Four Hundred Eighty-One Thousand Five Hundred Five Dollars ($481,505).** The Contract Sum is not subject to escalation, and includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: $120,377.

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Commissioners

Carlos Jackson
Executive Director

September 27, 2006

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 97155

Dear Commissioners:

APPROVE HEALTH PLAN CHANGES (ALL DISTRICTS)

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners authorize the Executive Director to replace the Blue Cross of California (Blue Cross) Point of Service (POS) employee medical plan with a Preferred Provider Organization (PPO) plan, also to be provided by Blue Cross, effective January 1, 2007.

2. Recommend that the Board of Commissioners approve the combined payment, with the Community Development Commission, of the employer-paid subsidy for the 2007 calendar year, with Kaiser Health Plan (Kaiser), Blue Cross HMO and Blue Cross PPO, at an estimated cost of $500,000.

3. Recommend that the Board of Commissioners authorize the Executive Director to fund all medical plan costs using funds included in the Housing Authority's approved Fiscal Year 2006-2007 budget, and funds to be approved through the annual budget process for Fiscal Year 2007-2008, as needed.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTION:

The purpose of the recommended action is to provide employees, during the 2007 calendar year, affordable health coverage that is comparable with plans offered to County employees. The current plans end on December 31, 2006.

FISCAL IMPACT/FINANCING:

The estimated annual cost is $88,000 to increase the combined contribution under the Optional Benefit Plan from $556 to $572 per month, and under the Flexible Benefit Plan from $810 to $830 per month. These increases are provided to assist employees with the purchase of medical, dental, vision and life insurance benefits.

On October 11, 2005, your Board authorized the Executive Director to increase the dollar contribution for the Optional Benefit Plan and the Flexible Benefit Plan.

The employer-paid subsidy is estimated at $500,000 for January 1, 2007 through December 31, 2007.

The current Fiscal Year 2006-2007 budgets of the Housing Authority and Commission include funds for the proposed health plan changes through June 30, 2006. The next annual budget process will include funding for the remaining costs.

The Board of Commissioners of the Housing Authority must approve the plan changes, because Housing Authority funds will be used to pay a portion of the benefits for Commission personnel performing Housing Authority functions.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Employees are currently provided with Blue Cross HMO, Blue Cross POS, and Kaiser as employee medical plan options. During the month of September, the Commission evaluated these plans and the required cost increases for 2007. The medical plan rate increases averaged 9.4%. The rising cost of employee benefit programs makes it difficult for the Commission to fund the proposed 9.4% increase in medical plan insurance and to continue the current level of employer-paid subsidy.

Employees participating in the Blue Cross HMO and Kaiser plans will be required to pay on average an additional 16%. The Blue Cross POS plan will be changed to a PPO plan to further reduce escalating costs. The POS plan allows participants three options of receiving services and benefits: within an HMO network; preferred provider network; and providers outside of Blue Cross' network. Since most employees currently enrolled in the POS primarily utilize preferred providers and providers outside of Blue Cross' network it is prudent to replace the POS with a PPO. Employees participating in this plan will be required to pay on average an additional 19%.

Given that employee costs for health insurance will be increasing again in 2007, the Commission is recommending an increase for participants under the Optional Benefit Plan to $572 per month. Employees covered under the Flexible Benefit Plan receive a Commission contribution expressed as a percentage of salary, but not less than a

minimum contribution. The minimum contribution under the Flexible Benefit Plan will increase to $830 per month.

The Commission will continue to provide an employer-paid subsidy consistent with what the County provides to its employees. This amount totaling $500,000 plus the amount contributed by each employee will fund the total cost of medical insurance for 2007.

The new monthly contribution for each plan is provided in Attachment A.

IMPACT ON CURRENT PROGRAM:

The recommended actions are consistent with the principle of promoting the well being of Commission employees and their families by offering comprehensive employee benefits.

Respectfully submitted,

Robbette A. Glover

for CARLOS JACKSON
Executive Director

Attachment:1

Attachment A

Monthly Employee Contribution for 2007*

Kaiser

Employee Only	$278.00
Employee + One	$510.00
Family	$626.00

Blue Cross HMO

Employee Only	$250.00
Employee + One	$495.00
Family	$615.00

Blue Cross PPO

Employee Only	$360.00
Employee + One	$875.00
Family	$1,140.00

*Monthly employee contribution is the employee cost after the subsidy is applied to the actual plan cost.

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September 27, 2006

Honorable Housing Commissioners
Housing Authority
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

10-YEAR LEASE FOR SECTION 8 PROGRAM OFFICE SPACE AT 2323 EAST PALMDALE BOULEVARD, PALMDALE (5)

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve a 10-year Lease Agreement with AP-Palmdale, LLC, Landlord, presented in substantially final form, for the leasing of 9,809 rentable square feet of office space located at 2323 East Palmdale Boulevard in the City of Palmdale, for use by Section 8 Program staff serving the Antelope Valley area; and authorize the Executive Director to execute the Lease Agreement and all other necessary documents, including amendments that will not alter the original intent or approved dollar amounts, to be effective following approval as to form by County Counsel and execution by all parties.

2. Recommend that the Board of Commissioners authorize the Executive Director to use, for the purposes described above, a maximum of $2,152,970 in Section 8 Earned Administrative Fees for the 10-year term of the lease, of which $207,256 is included in the Housing Authority's approved 2006-2007 Fiscal Year Budget, and the remainder will be requested through the annual budget process.

PURPOSE OF RECOMMENDED ACTION:

The purpose of this action is to enter into a lease to provide improved administrative office space for the Section 8 Program.

JUSTIFICATION:

The Section 8 Program has experienced tremendous growth over the past 10 years. The proposed lease will relieve severe overcrowding for approximately 25 staff that administer the Section 8 Program in the Antelope Valley. It will provide the necessary space for program administration and clientele interviews and training, thereby improving program efficiency and customer service.

FISCAL IMPACT:

There is no impact on the County general fund.

FINANCING:

The proposed lease has an initial term of 10 years with two five-year lease options. The initial two-year base rent will be $15,694 per month, excluding utilities. Over the term, the fixed rent increases will not exceed four percent per year based on the Consumer Price Index and the total lease cost is projected at $2,039,880.

The lease rent includes the cost of necessary tenant improvements in the amount of $700,000 to prepare the building and parking lot for occupancy. These will be funded by the Landlord and are included in the Housing Authority's rental payments.

The Housing Authority will provide up to $113,090 for additional tenant improvements and related change orders to be completed by the Landlord and repayable 60 days after acceptance by the Housing Authority. Funds for this expenditure and relocation costs were approved in the Housing Authority's 2006-07 Fiscal Year budget.

Total costs for the 10-year lease and additional tenant improvements and change orders will not exceed $2,152,970. The Housing Authority will use funds included in the approved 2006-2007 budget for the initial six months of rental costs and additional tenant improvements and change orders, and will request funds through the annual budget process for the remaining term.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

Section 8 Program staff serving the Antelope Valley currently occupies leased property located at 43770 15th Street West in the City of Lancaster. The lease term expired in May 2006, and the lease is currently on a month-to-month holdover tenancy at a monthly rate of $6,373. It will terminate upon occupancy of the new facility.

The proposed 2323 East Palmdale Boulevard property provides 9,809 rentable square feet of office space and 49 off-street parking spaces. Key provisions for occupying the space are as follows:

- The 10-year term begins upon completion of improvements by the Landlord and acceptance of the improvements by the Housing Authority at a monthly base rent of $15,694.

- A tenant improvement allowance to prepare the premises for occupancy, pursuant to the preliminary plans, is estimated to cost $700,000, or $71.36 per square foot, and is included in the base rental.

- Additional tenant improvements and change order allowances totaling $113,090, or $11.53 per square foot, is reimbursable in a lump sum payment to the Landlord within 60 days of acceptance by the Housing Authority.

- There are 49 unreserved parking spaces included in the rental rate, which is sufficient to meet the parking needs of the Section 8 Program staff and clientele.

- The Landlord will indemnify the Housing Authority for personal injury and loss of personal property, but will not indemnify for consequential damages, i.e. moving costs and increase in rental costs, if subsequent relocation occurs.

- A cancellation provision in the Lease Agreement allows the Housing Authority to cancel any time after the 96th month with not less than 120 days prior written notice, and reimburse the Landlord for the unamortized portion of the base $700,000 in Landlord provided tenant improvements amortized at 8 percent over the 10-year term.

- The Lease Agreement runs co-terminus with a separate lease between the Landlord and the County for the remaining available office space in the 2323 East Palmdale Boulevard building. If either the Housing Authority or County

lease is cancelled the other lease must be cancelled, and if the exercise of the option is to be effective in one lease it must also be exercised in the other lease.

- The Housing Authority has two five-year options to renew the Lease Agreement at the greater of 90 percent of market or prior month base rent.

- The Lease Agreement is on a modified full-service basis whereby the Landlord will be responsible for operating and maintenance costs, excluding utility services, which are paid separately by the Housing Authority.

The Housing Authority has followed the principles of the Los Angeles County Strategic Asset Management Plan and the Real Property Acquisition Policy, and has worked closely with the Chief Administrative Office in developing the proposed Lease Agreement.

On September 6, 2006, the Lease Agreement was approved by the Real Estate Management Commission.

The Lease Agreement will be effective following approval as to form by County Counsel and execution by all parties. The initial 10-year term will commence upon acceptance of the tenant improvements by the Housing Authority.

ENVIRONMENTAL DOCUMENTATION

The Housing Authority will share the 2323 Palmdale Boulevard location with County staff. The County has made an initial study of environmental factors and has concluded that this Project will have no significant impact on the environment and no adverse effect on the wildlife resources. Accordingly, a negative Declaration has been prepared and a notice posted at the site as required by the California Environmental Quality Act (CEQA) and the California Administrative Code, Section 15072. No comments to the Negative Declaration were received. A fee must be paid to the State Department of Fish and Game when certain notices are filed with the Registrar-Recorder/County Clerk. The County is exempt from paying this fee when your Board finds that a project will have no impact on wildlife resources. This project is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

Pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(3)(iii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions.

IMPACT ON CURRENT SERVICES:

The Lease Agreement will facilitate the delivery of programs and customer service to the County of Los Angeles.

Respectfully submitted,

Babbette A. Glover

for CARLOS JACKSON
Executive Director

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Executive Director

September 27, 2006

Honorable Housing Commissioners
Housing Authority
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

THREE-YEAR NON-EXCLUSIVE LICENSE AGREEMENT FOR SECTION 8 PROGRAM ADMINISTRATIVE HEARINGS 42011 4TH STREET WEST, LANCASTER (5)

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the license agreement for administrative hearing space for the Section 8 Program at the Michael D. Antonovich Superior Courthouse at 42011 4th Street West in the City of Lancaster is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activity will not have the potential for causing a significant effect on the environment.

2. Recommend that the Board of Commissioners approve a three-year Non-Exclusive License Agreement with County of Los Angeles for the use of 487 square feet of administrative hearing space located at the Michael D. Antonovich Superior Courthouse at 42011 4th Street West in the City of Lancaster for use by Section 8 Program staff serving the Antelope Valley area; and authorize the Executive Director to execute the Non-Exclusive License Agreement to be effective upon execution by all parties.

3. Recommend that the Board of Commissioners authorize the Executive Director to use a maximum of $22,880 in Section 8 Earned Administrative Fees of which $5,607 is included in the Housing Authority's approved 2006-2007 Fiscal Year Budget,

and to use funds approved through the annual budget process for rental costs for the remaining term of the Non-Exclusive License Agreement.

PURPOSE OF RECOMMENDED ACTION:

The purpose of this action is to enter into a non-exclusive license agreement to provide administrative hearing space for the Section 8 Program.

JUSTIFICATION:

The Section 8 Program has experienced tremendous growth in the Antelope Valley over the past 10 years. The proposed license will relocate the area's Section 8 Program administrative hearings to an appropriate setting at the Michael D. Antonovich Superior Courthouse, thereby improving program efficiency and customer service.

FISCAL IMPACT:

There is a positive impact on the County general fund from the recovery of existing costs at the Michael D. Antonovich Superior Courthouse of a maximum of $22,880.

FINANCING:

The proposed license has a term of three years and the base rent will be $632 per month. Over the term, fixed rent increases are two percent per year and the total license cost is $22,880. The Housing Authority will use funds included in the approved 2006-2007 budget for the initial nine months of rental costs and will request funds through the annual budget process for the remaining term.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The proposed non-exclusive license agreement with the County provides non-exclusive use of 487 square feet of Section 8 Program administrative hearing space. The Non-Exclusive License Agreement contains the following provisions:

- The License begins with approval as to form by County Counsel and execution by all parties at a monthly rent of $623.

- The space is fully improved and furnished and there are no additional costs to the Housing Authority.

- The Section 8 Program administrative hearing space will be occupied two days per week during normal Courthouse operating hours.

- A cancellation provision is provided for the Housing Authority and the County by giving the other party 30 days written notice.

The Housing Authority has followed the principles of the Los Angeles County Strategic Asset Management Plan and the Real Property Acquisition Policy, and has worked closely with the Chief Administrative Office in developing the proposed Non-Exclusive License Agreement.

The Non-Exclusive License Agreement will be effective following execution by all parties.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(3)(iii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions. It is also exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES:

The Non-Exclusive License Agreement will facilitate the delivery of programs and customer service to the County of Los Angeles.

Respectfully submitted,

Bobbette A. Glover

for CARLOS JACKSON
Executive Director

REVISED

Housing Commission
2006 Meeting Schedule
12:00 noon

Date	Site	Address/ Telephone #	District	Description
January 25	Nueva Maravilla (CANCELLED)	4909 Cesar E. Chavez Ave. Los Angeles, CA 90022 (323) 260-2188	1	504 Units of Family / Senior Housing
February 22	CDC/Housing Authority	12131 Telegraph Rd. Santa Fe Springs, CA 90670 (562) 347-4663 ext # 8196	N/A	N/A
March 22	Lancaster Homes (CANCELLED)	711-737 W. Jackman Street Lancaster, CA 93534 (661) 255-5818	5	120 Units of Senior Housing
April 26	CDC/Headquarters	2 Coral Circle Monterey Park, CA 91755 (323) 890-7001	N/A	N/A
May 24	Carmelitos	851 Via Carmelitos Long Beach, CA 90805 (562) 423-5464	4	713 Units of Family / Senior Housing
June 28	CDC/Housing Authority	12131 Telegraph Rd. Santa Fe Springs, CA 90670 (526) 347-4663 ext # 8196	N/A	N/A
July 26	South Bay Gardens	230 E. 130th Street Los Angeles, CA 90061 (323) 242-1717	2	100 Units of Senior Housing
August 23	CDC/Headquarters	2 Coral Circle Monterey Park, CA 91755 (323) 890-7001	N/A	N/A
September 27	Marina Manor	3405 Via Dolce Marina Del Rey, CA 90092 (323) 653-3090	3	71 Units of Senior Housing
October 25	Nueva Maravilla (REVISED)	4909 Cesar E. Chavez Ave. Los Angeles, CA 90022 (323) 260-2188	1	504 Units of Family / Senior Housing
November 29	CDC/Headquarters (REVISED)	2 Coral Circle Monterey Park, CA 91755 (323) 890-7001	N/A	N/A
December 20	CDC/Headquarters	2 Coral Circle Monterey Park, CA 91755 (323) 890-7001	N/A	N/A

F:hc/meetingsites9/7/06