



**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



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, OCTOBER 27, 2010
12:00 NOON
CARMELITOS HOUSING DEVELOPMENT
851 VIA CARMELITOS
LONG BEACH, CA 90805
(562) 423-5464**

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1. Call to Order

2. Roll Call

**Adriana Martinez, Chair
Alberta Parrish, Vice Chair
Henry Porter, Jr.
Severyn Aszkenazy
Zella Knight
Mary Lou Leggett
Laurence Levin**

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

Regular Meeting of September 22, 2010

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.



Regular Agenda

6. Concurrence Approve Health Plans (All Districts)

Concur with the Board of Commissioners' action to find that approval of the 2011 health plans is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA; authorize the Executive Director to approve the proposed premium rates for group medical plans provided by Anthem Blue Cross of California Health Maintenance Organization (HMO) and Preferred Provider Option (PPO) and Kaiser Health Plan (Kaiser), effective January 1, 2011; Concur with the Board of Commissioners' action to approve the combined payment with the Community Development Commission of the employer-paid medical subsidy for the 2011 calendar year to Anthem Blue Cross of California and Kaiser, at an estimated cost not to exceed \$250,000; authorize the Housing Authority to fund all health plan costs using funds included in the approved Fiscal Year 2010-11 budget and funds to be approved through the annual budget process for Fiscal Year 2011-12, as needed. (CONCUR)

7. Authorize Executive Director to Amend the Interagency Agreement With the Housing Authority of the City of Los Angeles to Include Sponsor Based and Project Based Rental Assistance Shelter Plus Care Grants (All Districts)

Recommend that the Board of Commissioners find that the execution of this Interagency Agreement is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA; authorize the Executive Director to amend the existing Interagency Agreement with the HACLA relating to the HUD Shelter Plus Care Program to include sponsor based and project based rental assistance grants, to be effective on the date of Board approval; authorize the Executive Director to further 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. (APPROVE)

8. Concurrence to Authorize the Executive Director to Certify and Submit the Resolution and PHAS Certification to HUD (All Districts)

Concur with the Board of Commissioners' action to adopt a resolution approving and certifying the accuracy of the information contained in the

2009-2010 PHAS certification, which includes management data on 2,962 Conventional Public Housing Program units administered by the Housing Authority; and authorize the Executive Director to sign the PHAS certification and to submit the resolution and the certification to HUD. (CONCUR)

9. Housing Commissioners Comments and Recommendations for Future Agenda Items

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) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

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

Wednesday September 22, 2010

The meeting was convened at the CDC Headquarters located at 2 S. 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 Adriana Martinez at 12:12 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Adriana Martinez, Chair	X	
Alberta Parrish, Vice Chair	X	
Severyn Aszkenazy		X
Henry Porter	X	
Zella Knight	X	
Mary Lou Leggett		X
Laurence Levin	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Dorian Jenkins, Deputy Executive Director
Maria Badrakan, Director, Housing Management
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

None were present

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Levin, with Commissioner Martinez abstaining, the Minutes of the Regular Meeting of August 25, 2010, were approved.

Agenda Item No. 4 – Report of the Executive Director

Mr. Dorian Jenkins presented the following report:

Public Housing will be submitting PHAS certification. A motion has been drafted and will be submitted to the Board of Supervisors for their approval on Tuesday, September 28, 2010. A concurrence will be presented to the Housing Commissioners on the next Housing Commission agenda.

REAC physical inspection scores have been reviewed and we have requested a few adjustments to the scores that we have previously received. At this time a few of the adjustments had been accepted and our average score is 81.3. With this score all but two of our sites will not be inspected next year. This is a great accomplishment.

The Section 8 program is currently at 98.62% leased. It is projected that by end of year we will be 100% leased. Due to this, we plan to unsuspend the (21) vouchers that we have previously suspended. We also plan to process applications previously pulled from the waiting list.

The Housing Authority is currently 100% complete with our annual inspections and re-examinations.

Ujima Village security fencing will be completed on September 22, 2010. Private security continues to monitor the area, but after the fencing is completed the coverage will be reduced.

The Water Board has reported that they are prepared to distribute a fact sheet next week.

Agenda Item No. 5 Public Comments

None

Regular Agenda

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

APPROVE THE ACCEPTANCE AND INCORPORATION OF COUNTY FUNDS FOR THE UNIVERSITY OF CALIFORNINA COOPERATIVE EXTENSION PROGRAM (ALL DISTRICT)
AGENDA ITEM NO. 6

1. Recommend that the Board of Commissioners find that the acceptance and incorporation of funds for the Cooperative

Extension program is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

2. Recommend that the Board of Commissioners authorize the Executive Director to execute all required documents necessary to accept and incorporate \$45,000 in County general funds to support the Cooperative Extension program, into the Housing Authority's approved Fiscal Year 2010-2011 budget.

On Motion by Commissioner Knight, seconded by Commissioner Porter, with Commissioner Martinez abstaining, the following was approved by the Housing Commission:

APPROVE THE AMENDMENT TO THE SECTION 8 PROGRAM
ADMINISTRATIVE PLAN FOR THE HOUSING AUTHORITY OF THE COUNTY
OF LOS ANGELES (ALL DISTRICTS)
AGENDA ITEM NO.7

1. Recommend that the Board of Commissioners approve the amended Administrative Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's policies.
2. Recommend that the Board of Commissioners find that the amended Administrative Plan for Fiscal Year 2010-2011 is not subject to the provisions of the California Environmental Quality Act (CEQA) because it will not have the potential for causing a significant effect on the environment.

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

ADOPT RESOLUTION AUTHORIZING ISSUANCE OF MULTIFAMILY
HOUSING MORTGAGE REVENUE BONDS FOR 105TH STREET & NORMANDIE
SENIOR HOUSING, A MULTIFAMILY HOUSING DEVELOPMENT LOCATED IN
UNINCORPORATED WEST AHTENS/WESTMONT (SECOND DISTRICT)
AGENDA ITEM NO.8

1. Recommend that the Board of Commissioners adopt and instruct the Chair to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority of the County of Los Angeles, in an aggregate amount not exceeding \$8,000,000, to assist

Normandie Senior Housing Partners L.P. (Developer) in financing the site acquisition and construction of 105th & Normandie Senior Housing, a 62-unit multifamily rental housing project to be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104th Street and 1335 West 105th Street in unincorporated West Athens/Westmont.

2. Recommend that the Board of Commissioners authorize the Executive Director of the Housing Authority to negotiate, execute, and if necessary amend all related documents and take all necessary actions for the issuance, sale, and delivery of the bonds.

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

APPROVE A CONSTRUCTION CONTRACT FOR SOLAR WATER HEATERS
INSTALLATION AND ROOFS MODERNIZATION AT THE NUEVA MARAVILLA
SENIORS HOUSING DEVELOPMENT (FIRST DISTRICT)
AGENDA ITEM NO.9

1. Recommend that the Board of Commissioners approve and authorize the Executive Director to execute and if necessary, terminate a Contract in the amount of \$1,152,040 to Fast-Track Construction Corp. to complete the installation of four solar water heaters and the replacement of five existing roofs and all associated work at the Nueva Maravilla senior housing development, using \$1,152,040 in Community Development Commission (Commission) General Funds.
2. Recommend that the Board of Commissioners authorize the Executive Director to approve Contract change orders not exceeding \$230,408 for unforeseen project costs, using Commission General Funds and following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$1,382,448 in Commission General Funds into the Housing Authority's approved Fiscal Year 2010-2011 budget for the purposes described above.
4. Recommend that the Board of Commissioners find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.

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

Commissioner Levin would like to thank staff for explaining the various acronyms used throughout the agenda and minutes.

Commissioner Porter asked if the legislative update had any movement in regard to the TVSM program.

Executive Director, Sean Rogan responded that the bill is currently before the Governor. A meeting was held with several other TVSM programs and lobbyist with hopes that there is support for the opposition of the bill. All Board of Supervisor's agreed with the opposition of the proposed bill.

Commissioner Martinez inquired about the vacancy of the Housing Commissioner position for the 4th District.

Deputy Executive Director, Dorian Jenkins responded that we have been in touch with the 4th District and we have been advised that they are close to making a selection.

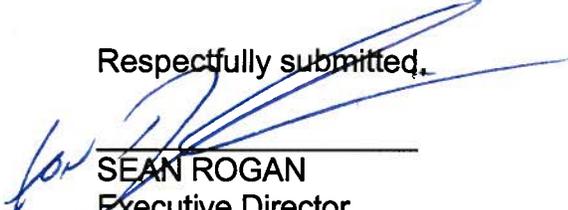
Commissioner Knight gave her acknowledgement to staff with their excellent presentations and Section 8 scores.

Commissioner Knight would like to have information presented regarding NOFA that will be coming out in the near future.

Deputy Executive Director, Dorian Jenkins responded that he will have information to report at the next Housing Commission meeting.

On Motion by Commissioner Porter the Regular Meeting of September 22, 2010, was adjourned at 12:51 pm.

Respectfully submitted,


SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

October 27, 2010

TO: Housing Commissioners

FROM: Dorian Jenkins, Deputy Executive Director

SUBJECT: UPDATE ON NOTICE OF FUNDING AVAILABILITY (NOFA)

The Housing Authority of the County of Los Angeles (HACoLA) is currently working on the application submittal for the following grant opportunities:

- **CONTINUUM OF CARE (COC) SHELTER PLUS CARE (SPC) PROGRAM**

Purpose: CoC - SPC Program is to reduce the incidence of homelessness in CoC communities by assisting homeless individuals and families to move to self-sufficiency and permanent housing. HACoLA will submit applications for renewal and new funding, 15 one-year renewal applications and three (3) new project applications. Application deadline: Thursday, November 18, 2010.

- **FAMILY UNIFICATION PROGRAM (FUP)**

Purpose: FUP is a program under which vouchers are provided to families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care. Youths between the ages of 18 and 21 who left foster care at age 16 or older and who do not have adequate housing are also eligible to receive housing assistance under the FUP. HACoLA will apply for the maximum voucher allocation. Application deadline: Wednesday, December 1, 2010

- **DEPARTMENT OF HEALTH AND HUMAN SERVICES, HEALTH RESOURCES AND SERVICES ADMINISTRATION (HRSA)**

Purpose: To establish Mobile Health Services at our large family sites, that will improve our public housing communities and vulnerable populations by assuring access to comprehensive, culturally competent, quality primary health care dental care services. Application deadline: Wednesday, December 15, 2010.

- **CAPITAL FUND EDUCATION AND TRAINING COMMUNITY FACILITIES PROGRAM**

Purpose: Under the Capital Fund Education and Training Facilities (CFCF) program, Public Housing Authorities (PHAs) can receive grant funding to develop facilities to provide early childhood education, adult education, and/or job training programs for public housing residents based on an identified need for such facilities. PHAs may use funds for construction of new facilities or rehabilitation of existing structures. Application deadline: Friday, January 14, 2011.

- **VETERAN AFFAIRS SUPPORTIVE HOUSING - PROJECT BASED VOUCHER PROGRAM (VASH-PVB)**

Purpose: PBVs will enable homeless veterans to access affordable housing with an array of supportive services. HAcOLA will apply for the maximum VASH voucher allocation (50 vouchers). Application deadline: Wednesday, January 26, 2011.

October 27, 2010

TO: Housing Commissioners

FROM: Dorian Jenkins, Deputy Executive Director

SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R subrecipients to ensure that they: (a) spend at least 50% of their allocated funds by January 31, 2011; (b) spend all of their allocated funds by June 30, 2012; and (c) meet all grant requirements by September 30, 2012. We are currently pacing at an appropriate level: as of October 15, 2010, \$3,681,413 (45.8%) of the total \$8,038,487 under contract has been expended.¹ Following are major actions taken since the last report:

- Monthly policy bulletins will continue to be issued through December 2010 to all CDBG-R subrecipients. These bulletins show, by agency and project, how much has been spent and the amount of funds that each subrecipient must spend by January 31, 2011 to reach their 50% expenditure standard.
- To date, over 1/3 of the 64 CDBG-R funded projects have already met the 50% drawdown standard ahead of the January 31st deadline, and approximately 1/3 of the projects are completed (some below budget).
- On October 13, 2010, the CDBG Director sent "Letters of Concern" to 18 agencies that have expended less than 50% of their budgets, requesting required corrective actions by November 1, 2010, including: (a) submittal of any delinquent reimbursement requests; (b) a plan of action with specific milestones and target dates; or (c) a letter which affirms that they have elected not to proceed with the project, thereby enabling CDBG to recapture the funds and reallocate them to other viable ongoing CDBG-R activities.

DJ:TG:AC:ec

H:TG\ARRA\ARRA Status Report For CDBG-R (As of October 2010)

¹ We executed reimbursable contracts with our CDBG-R subrecipients. Therefore, the "expended" amount is a conservative dollar figure because it represents only the funds that our subrecipients have claimed and that we have reimbursed to them. Also, some CDBG-R funded cities and County Departments submit funding requests on a bi-monthly, instead of on a monthly basis.

October 27, 2010

TO: Housing Commissioners

FROM: Dorian Jenkins, Deputy Executive Director

SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA) HOMELESSNESS PREVENTION AND RAPID RE-HOUSING (HPRP) PROGRAM

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is a collaborative effort among the Community Development Commission (CDC), the Chief Executive Office (CEO), implementing County Departments, local Non-Profit Organizations, and the Los Angeles Homeless Services Authority (LAHSA). Actions since the last report include the following:

- To date, \$1,548,014 (12.69%) of the \$12,197,108 budget has been expended. As of the Fiscal Year 2010-2011 first quarter, the cumulative total of households that have received assistance through the HPRP Program is 572 (or 1074 persons).
- The HPRP monthly meeting was held on October 12, 2010, in which updates were presented by service providers.
- As of November 1, 2010, the Department of Public and Social Services (DPSS) will no longer accept new cases in the HPRP Program and will begin to transition their caseload to the non-profit providers. However, they will continue to provide the financial assistance for Community and Senior Services (CSS). The CDC-Community Development Block Grant (CDBG) Division is working with DPSS to develop a plan of action to transition the current DPSS HPRP clients to the non-profit agencies.
- In an effort to expand outreach efforts, the Department of Consumer Affairs will be placing poster-size signs at 50 County-owned bus shelters throughout the HPRP service area. The signs will be posted for six (6) weeks, beginning in late October through November 2010.

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

October 27, 2010

TO: Housing Commissioners
FROM: Margarita Lares, Director, Assisted Housing Division
RE: *Margarita Lares*
FSS PROGRAM UPDATE – SEPTEMBER 2010

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

Activities		
RECRUITMENT	6 12	Applications Received Applications Sent
ENROLLMENTS	0	New FSS Participants
TERMINATIONS	2 2 2	Participants Terminated from FSS: terminate from Sect. 8 Participants Terminated from FSS: Contract Expired Participants Terminated from FSS: porting to another PHA
MEETINGS	1	SASSFA Partner Meeting
WORKSHOPS Program Presentations	1	Program presentation at Partnership Meetings
Money Smart Workshop	3 3	Disseminated Credit Repair Informational Packets Disseminated Budget Informational Packets
REFERRALS	15 1 4 2 3 9 3	Job referral from the employment network job board CDC Home Ownership Program (HOP) Golden Future Senior Expo Job Fair Bank of America Hiring Fair Securitas Hiring Fair WorkSource Center employment workshops and job fairs Emergency Transportation Assistance
GRADUATIONS	4	Pending requests for graduation

If you have any questions, please feel free to contact me at (562) 347-4837.



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Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

October 27, 2010

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

Dear Commissioners:

**CONCURRENCE TO APPROVE HEALTH PLANS
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of the Community Development Commission (Commission) employee health benefits for the 2011 calendar year. Housing Authority approval is required because Housing Authority funds will be used to pay the benefits for Commission employees working in Housing Authority programs.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Concur with the Board of Commissioners' action to find that approval of the 2011 health plans is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.
2. Concur with the Board of Commissioners' action to authorize the Executive Director to approve the proposed premium rates for group medical plans provided by Anthem Blue Cross of California Health Maintenance Organization (HMO) and Preferred Provider Option (PPO) and Kaiser Health Plan (Kaiser), effective January 1, 2011.
3. Concur with the Board of Commissioners' action to approve the combined payment with the Community Development Commission of the employer-paid medical subsidy for the 2011 calendar year to Anthem Blue Cross of California and Kaiser, at an estimated cost not to exceed \$250,000.

4. Concur with the Board of Commissioners' action to authorize the Housing Authority to fund all health plan costs using funds included in the approved Fiscal Year 2010-11 budget and funds to be approved through the annual budget process for Fiscal Year 2011-12, as needed.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTIONS

The purpose of the recommended action is to provide Commission employees affordable health care coverage that is comparable with plans offered to County employees for the 2011 calendar year. The current plans end on December 31, 2010. Housing Authority approval is required because Housing Authority funds will be used to pay the benefits for Commission employees working in Housing Authority programs.

FISCAL IMPACT/FINANCING

For the 2011 calendar year, the minimum contribution under the Flexible Benefit and Optional Benefit plans will increase by \$50 per month from \$953 and \$695 to \$1003 and \$745 per month, respectively. The total estimated cost for this increase is \$310,000. These increases are provided to assist employees with the purchase of medical, dental, vision and life insurance benefits.

The employer-paid medical subsidy is estimated to not exceed \$250,000 for January 1, 2011 through December 31, 2011.

The current Fiscal Year 2010-11 budgets of the Commission and Housing Authority include funds for the proposed health plan changes through June 30, 2011. The annual budget process for Fiscal Year 2011-2012 will include funding for the remainder of the calendar year costs.

The meet and confer process is currently underway with The Laborers' International Union Of North America, LOCAL 777 (LIUNA), and that process could result in the seeking of a modification of this letter at a future date. Until such time as the current contributions and subsidies are modified, the increased cost of the group insurance premiums will be borne entirely by the affected employees.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Currently, employees covered by the Flexible Benefit Plan receive an employer contribution expressed as a percentage of salary, but not less than a minimum contribution of \$953 per month. Employees covered by the Optional Benefit Plan receive \$695 per month. For 2011, the minimum contribution will increase to \$1003 per month for the Flexible Benefit Plan and to \$745 per month for the Optional Benefit Plan; the estimated annual cost of this increase is \$310,000. On October 11, 2005, your Board delegated authority to the Executive Director of the Commission to increase these contributions provided the amounts do not exceed the contributions for County of

Honorable Housing Commissioners
October 27, 2010
Page 3

Los Angeles employees. The County contributions are currently at \$1,078 and \$809 under the MegaFlex and Flexible Benefit Plans, respectively.

Employees are currently provided with Anthem Blue Cross HMO, Anthem Blue Cross PPO, and Kaiser as employee medical plan options. During the month of August, the Commission evaluated these plans and the cost increases for 2011, with the assistance of the Commission's insurance broker, Alliant Insurance Services.

Negotiations with Anthem Blue Cross resulted in a premium increase of approximately 13.5% for the HMO and 19.5% for the PPO. Kaiser is requiring an increase of 1.1%.

In an effort to help employees pay for medical insurance coverage, the Commission will continue to provide an employer-paid medical subsidy. This amount, estimated at a cost of up to \$250,000, plus the amount contributed by each employee, will fund the premiums for medical insurance in 2011.

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

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to Title 24 of the Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The action is not subject to the provisions of 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 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,

A handwritten signature in blue ink, appearing to read 'Sean Rogan', is written over the typed name and title.

SEAN ROGAN
Executive Director

Attachment

Monthly Employee Contribution for 2011*

Anthem Blue Cross HMO*

Employee Only	\$430.00
Employee + One	\$775.00
Family	\$1020.00

Anthem Blue Cross PPO*

Employee Only	\$640.00
Employee + One	\$1350.00
Family	\$1900.00

Kaiser*

Employee Only	\$456.00
Employee + One	\$854.00
Family	\$1020.00

* Reflective of the employee cost after the subsidy is applied to the actual plan cost for non-represented employees.



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Executive Director

October 27, 2010

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

Dear Commissioners:

**AUTHORIZE EXECUTIVE DIRECTOR TO AMEND THE INTERAGENCY
AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
TO INCLUDE SPONSOR BASED AND PROJECT BASED RENTAL ASSISTANCE
SHELTER PLUS CARE GRANTS
(ALL DISTRICTS)**

SUBJECT

This letter recommends approval of an amendment to the Interagency Agreement between the Housing Authority of the County of Los Angeles (Housing Authority) and the Housing Authority of the City of Los Angeles (HACLA) relating to the U.S. Department of Housing and Urban Development (HUD) Shelter Plus Care Program. Currently, the Interagency Agreement allows for the mutual acceptance of each jurisdiction's tenant based vouchers. The proposed amendment will expand the Agreement to include sponsor based and project based grants.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Recommend that the Board of Commissioners find that the execution of this Interagency Agreement is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director to amend the existing Interagency Agreement with the HACLA relating to the HUD Shelter Plus Care Program to include sponsor based and project based rental assistance grants, to be effective on the date of Board approval.

3. Recommend that the Board of Commissioners authorize the Executive Director to further 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.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the Executive Director of the Housing Authority to expand the existing Interagency Agreement with the HACLA related to the administration of HUD Shelter Plus Care (SPC) grants to include sponsor based and project based grants in addition to the tenant based grants that are currently covered in the agreement. This amendment to the Interagency Agreement will help provide more affordable supportive housing options for homeless individuals and families who are participants of HUD SPC Program. It allows the participants to use the tenant based vouchers in either the County or the City of Los Angeles, and it also encourages affordable supportive housing development through the guaranteed income source of project based and sponsor based rental assistance.

FISCAL IMPACT/ FINANCING

There is no impact on the County general fund. The rental assistance will be funded through the HUD SPC Program in the form of tenant based, sponsor based, and project based vouchers issued to the Housing Authority. Since 1995, the Housing Authority has been awarded 26 HUD SPC grants currently totaling over \$31,516,336 to provide housing assistance payments for 781 homeless families and individuals. The HUD grants are matched dollar for dollar in case management and supportive services from the contracted sponsor agencies and their subcontracted service providers.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Los Angeles County Homeless Continuum of Care (CoC) system includes both the County and City of Los Angeles. According to the Los Angeles Homeless Services Authority 2009 Homeless Count, there are approximately 42,694 homeless people within the Los Angeles CoC of which two-thirds were unsheltered. The Los Angeles CoC includes all of Los Angeles County, excluding the cities of Glendale, Long Beach, and Pasadena who administer and operate their own respective Continuum of Care systems. The 42,694 persons counted within the Los Angeles CoC include 4,885 individuals that are members of families.

The SPC Program addresses the housing needs of the homeless population by providing access to permanent, affordable housing linked with integrated supportive services tailored to each client's multiple needs for mental health and substance abuse treatment, health care, rehabilitation, life skills, income supports and other services. Studies have shown that persons who receive supportive services in housing of their

choice, appropriate to their preferences and needs, tend to remain housed. The Housing Authority and HACLA believe it is in the best interests of the participants and the program overall to expand the Agreement to include sponsor based and project based grants. Expanding the Agreement to include the administration of sponsor and project based SPC grants in both HACLA's and the Housing Authority's jurisdictions will provide the participants more affordable supportive housing choices and in turn helps HACoLA with its lease up efforts.

Since the Interagency Agreement between HACLA and the Housing Authority was initially executed December 1, 2006, the Housing Authority has fully leased the 2005 SPC Samaritan Grant from HUD assisting 111 disabled, single, homeless individuals. In 2007, the Agreement was amended to include all tenant based SPC grants. The Housing Authority has been able to achieve an approximated 90% lease up rate in its SPC Program in part due to the ability to offer homeless clients affordable supportive housing options in the city of Los Angeles.

The amended Interagency Agreement has been reviewed by County Counsel. It would be effective following approval as to form by County Counsel and execution by all parties.

ENVIRONMENTAL DOCUMENTATION

Approval of this amendment to the Interagency Agreement with HACLA 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 on or result in any physical changes to the environment. This action is not subject to the provisions of 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.

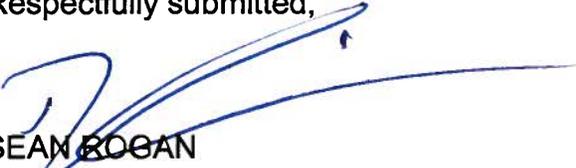
NEPA and CEQA review and clearance of SPC grant funded projects will be completed on a project by project basis prior to funding approval for each project.

IMPACT ON CURRENT PROJECT

The Interagency Agreement will allow homeless clients who participate in any of the three components of the Shelter Plus Care Program, 1) tenant, 2) sponsor or 3) project based rental assistance, to locate housing within the County or City of Los Angeles. It will allow the Housing Authority to administer any of its SPC grants within the City of Los Angeles and thus more fully utilize the funding.

Honorable Housing Commissioners
October 27, 2010
Page 4

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures

**AMENDMENT NO. 4 TO THE
INTERAGENCY AGREEMENT
FOR THE
SHELTER PLUS CARE
PROGRAM**

This Amendment No. 4 ("Amendment") to the Interagency Agreement for the Shelter Plus Care Program ("Agreement") is made and entered into this ____ day of _____, 2010, by and between the Housing Authority of the County of Los Angeles, hereinafter referred to as "HACoLA", and the Housing Authority of the City of Los Angeles, hereinafter referred to as "HACLA". HACoLA and HACLA are sometimes referred to collectively as the "Parties" and each individually as a "Party".

RECITALS

WHEREAS, on December 1, 2006 HACoLA and HACLA entered into a five-year Interagency Agreement, allowing HACoLA to administer a portion of the 2005 SPC Tenant Based Rental Assistance ("TRA") Samaritan Bonus Grant within HACLA's jurisdiction; and

WHEREAS, on August 1, 2007, HACoLA and HACLA entered into Amendment No. 1 to allow administration of all HACoLA SPC-TRA grants within HACLA's jurisdiction and administration of all HACLA SPC-TRA grants within HACoLA's jurisdiction in order to maximize lease up of each Party's SPC-TRA grants, and also to set an early Agreement expiration date of August 30, 2008, unless further extended by mutual agreement of the parties; and

WHEREAS, on August 30, 2008, HACoLA and HACLA entered into Amendment No. 2, to extend the Agreement for an additional two years through August 30, 2010 to allow the Parties to continue to administer all SPC-TRA grants within each Party's jurisdiction; and

WHEREAS, on August 30, 2010, HACoLA and HACLA entered into Amendment No. 3, to extend the Agreement for an one year through August 30, 2011 to allow the Parties to continue to administer all SPC-TRA grants within each Party's jurisdiction; and

WHEREAS, the Parties now wish to further expand the Agreement to include Project Based and Sponsored Based SPC grants.

NOW THEREFORE, in consideration of the mutual undertakings described herein, HACoLA and HACLA agree that the Agreement be amended as follows:

SIGNATURES

IN WITNESS WHEREOF, HACoLA and HACLA have executed this Amendment No. 4 through their duly authorized officers on the date first above written.

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

By: _____
Sean Rogan, Executive Director

_____ Date

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES:

By: _____
Rudolf C. Montiel, President and CEO

_____ Date

APPROVED AS TO FORM:

Andrea Sheridan Ordin
County Counsel

By: _____
Grace Chang
Deputy

Date _____

Carmen A. Trutanich
City Attorney

By: _____
Michael V. Custodio
Deputy City Attorney

Date: _____

MOTION BY SUPERVISOR GLORIA MOLINA

September 28, 2010

The Public Housing Assessment System (PHAS) contains information that assesses the performance of public housing agencies. This information includes time required to fill vacant units; administration of the Capital Fund grant program; work order turnaround time; annual inspections and condition of housing units; screening of applicants; resident initiative activities, such as anti-drug and economic self-sufficiency programs; and crime and eviction tracking.

The U.S. Department of Housing and Urban Development (HUD) issued guidance regarding the submission of the PHAS Certification on July 23, 2010. HUD directed public housing agencies to submit a PHAS Certification in order to receive a score reflecting the prior fiscal year's accomplishments. In order to obtain a current PHAS performance rating, the county's Housing Authority must submit a PHAS Certification, which would assist the Housing Authority in obtaining additional funding considerations from HUD. Upon receipt of the certification, HUD will calculate a performance rating for the Fiscal Year 2009-2010 reporting period.

MOTION

Ridley-Thomas _____

Yaroslavsky _____

Knabe _____

Antonovich _____

Molina _____

I, THEREFORE, MOVE THAT the board, acting as the commissioners of the Housing Authority:

1. Adopt and instruct the Chair to sign a resolution approving and certifying the accuracy of the information contained in the 2009-2010 PHAS Certification, which includes management data on 2,962 Conventional Public Housing Program units administered by the Housing Authority; and
2. Authorize the Executive Director to sign the PHAS Certification and to submit the resolution and the certification to HUD.

NE/sf

77421

RESOLUTION APPROVING AND CERTIFYING ACCURACY OF INFORMATION CONTAINED
IN THE PUBLIC HOUSING ASSESSMENT SYSTEM MANAGEMENT OPERATIONS
CERTIFICATION FOR THE FISCAL YEAR ENDING JUNE 30, 2010, FOR SUBMISSION TO
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Public Housing Assessment System Management Operations Certification (the "PHAS Certification") to provide an objective system for measuring the performance of public housing agencies; and

WHEREAS, the Housing Authority of the County of Los Angeles (the "Housing Authority") has completed the attached PHAS Certification for the fiscal year ending June 30, 2010, as requested by HUD; and

WHEREAS, HUD has requested that the Board of Commissioners of the Housing Authority adopt a Resolution approving the attached PHAS Certification and attesting to the accuracy of the information contained therein.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority as follows:

1. The attached PHAS Certification is approved; and
2. The information contained in the attached PHAS Certification is certified to be accurate.

HOUSING AUTHORITY OF THE
COUNTY OF LOS ANGELES

By *Alma Robles*
Chair, Board of Commissioners

ATTEST:

SACHI A. HAMAI
Executive Officer/Clerk of
the Board of Commissioners

By *Sachelle Smitheman*
Deputy



APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By *AS*
Deputy

APPROVED BY BOARD ACTION ON

SEP 28 2010