HOUSING AUTHORITY
of the County of Los Angeles
700 W. Main Street • Alhambra, CA 91801
Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.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, SEPTEMBER 25, 2013
12:00 PM
711-737 W. JACKMAN STREET
LANCASTER, CA 93534
(661) 255-5818

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1. Call to Order

2. Roll Call

Val Lerch, Chair
Alma Cibrian, Vice Chair
Hope Boonshaft
James Brooks
Michelle-Lynn Gallego
Zella Knight
Henry Porter Jr.

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

Regular Meeting of August 28, 2013.

4. Report of the Executive Director

5. Presentation

None at this time.

6. Public Comments

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

Regular Agenda

7. Approve Health Plans (All Districts)

Recommend that the Board of Commissioners approve the combined payment with the Community Development Commission of the employer-paid medical subsidy for the 2014 calendar year to Health Net and Kaiser, at an estimated cost not to exceed $500,000; authorize the Housing Authority to fund all Calendar Year 2014 health plan costs using funds included in the approved Fiscal Year 2013-14 budget and funds to be approved through the annual budget process for Fiscal Year 2014-15, as needed; find that approval of the employee health plans for the 2014 calendar year is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA. (APPROVE)

8. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1504, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, August 28, 2013

The meeting was convened at 700 W. Main St, Alhambra, CA 91801.

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

The meeting was called to order by Chair Val Lerch at 12:14 p.m.

ROLL CALL	**Present**	**Absent**
Henry Porter	X	
Val Lerch, Chair	X	
Zella Knight		X
Hope Boonshaft		X
James Brooks	X	
Alma Cibrian, Vice Chair	X	
Michelle-Lynn Gallego	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Margarita Lares, Director, Assisted Housing
Maria Badrakhan, Director, Housing Management

GUESTS PRESENT:

Rita Hadjimanoukian, 5th District Deputy for Supervisor Michael Antonovich

Ed Moses, Public and Indian Housing Regional Director for HUD Region IX

Lydia Morales, Director of Departmental Enforcement (OGC – Office of the General Counsel) for HUD Regions VIII, IX, and X

Letitia Henderson, PIH Revitalization Specialist

Christopher Granger, PIH Portfolio Management Specialist

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Gallego, with Commissioner Brooks abstaining, the Minutes of the Regular Meeting of July 24, 2013 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Mr Salas stated that the Housing Authority held three events within the past month for our annual Back to School Jams giveaway. The events were held at South Scattered Sites, Harbor Hills, and Maravilla Housing Developments. The Housing Authority successfully gave away hundreds of backpacks, school supplies and uniforms; thanks to the generous donations of key partners. He thanked the Community Development Foundation (CDF) for playing a major role in the success of this program, as well as Shelly Thompson, Resident Coordinator and her staff. He also thanked Commissioner Cibrian for attending the Maravilla event. The final event is scheduled for Thursday, August 29, 2013 at the Carmelitos Housing Development.

Mr. Salas informed the Housing Commissioners that on August 7, 2013, the Housing Authority was visited by Congresswoman Roybal-Allard at our Nueva Maravilla Housing Development. He stated that during her site visit, she was briefed on our accomplishments, particularly the energy efficiency improvements and our track record with crime reporting and community policing over the last 20 years. She shared the frustration in Congress with the "Tea Party Movement" and how they have paralyzed efforts to address the sequestration issues. Congresswoman Roybal-Allard toured the newly renovated Childcare Center, the Family Learning Center, and the Recreation Center. Mr. Salas thanked Commissioner Cibrian for joining us at the event.

Mr. Salas announced that on Tuesday, August 27, 2013, the Housing Authority hosted a visit from Congresswoman Maxine Waters at our Harbor Hills Housing Development. She expressed an interest in meeting directly with the residents and was given a site tour of the establishment. At this time, we shared with Congresswoman Waters, our concerns for Moving to Work designation and regulatory relief. Congresswoman Waters shared that she had been involved with public housing for 37 years and she had participated with the start of the Head Start Program at the Harbor Hills location. After touring the development, Congresswoman Waters attended the Resident Council's community meeting and encouraged the residents to become involved by attending the Board of Supervisors meetings and sharing their concerns regarding the community.

Mr. Salas stated that the Housing Authority was recently notified that we have been awarded the 2013 National Association of Housing Redevelopment Officials (NAHRO) Agency Award of Excellence for Nueva Maravilla – "A Green Community". He stated that this project has won two awards from NAHRO and a second from the National Association of Counties (NACO). The award will be given to us at the NAHRO National Conference in Cleveland, OH on October 26, 2013.

Mr. Salas stated that the Housing Authority has also won an award from the County of Los Angeles for the implementation of the Green Routing System for the Section 8 Program Inspections team. A special award of merit will be presented in recognition of the accomplishment that successfully fulfilled the departmental and County objectives.

Mr. Salas stated that HUD approved our Senior Designation for senior housing developments throughout the County. The Housing Authority will proceed with the implementation of the site based waiting list for all of the housing development sites.

Agenda Item No. 5 - Presentation

First FSS Graduate in Public Housing

Community Development Foundation Scholarships

Agenda Item No. 6 - Public Comments

None

Regular Agenda

None at this time

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

Commissioner Brooks stated that he was touched by all of the positive energy in the room. He congratulated all of the award winners and expressed to everyone in attendance "Don't stop dreaming, everyone can accomplish their goals". Commissioner Brooks thanked the Housing Authority and stated that he is always amazed on everything that is done for the community.

Commissioner Gallego thanked staff for all of their hard work and expressed on a personal note, she can relate to the obstacles the scholarship winners have faced. She stated to the winners, "Don't let anyone tell you that you can't reach your goals".

Commissioner Porter congratulated the award recipients and their families. He encouraged everyone to continue with their goals, and stated that there may be barriers in their path, but they must choose to go around or go over to make their accomplishments a reality. He encouraged everyone to share the information that they received regarding the various opportunities available throughout the community.

Commissioner Cibrian thanked staff for their continued hard work and enjoyed being part of the award presentations. Commissioner Cibrian shared her own personal experience growing up and facing the challenges of continuing her education. She congratulated the

recipients and asked that they pass on the responsibility to their community on sharing their accomplishments and informing others of the opportunities that are available to improve their futures.

Commissioner Lerch thanked staff and thanked the representatives from HUD and the Fifth District for attending the award ceremony. Commissioner Lerch shared his personal experience growing up in Stockton, CA in the Public Housing system, and he understood the struggle that many faced with continuing their education. He thanked staff for their continued support on assisting the residents of the Housing Authority.

On Motion by Commissioner Porter and seconded by Commissioner Gallego, the Regular Meeting of August 28, 2013 was adjourned at 1:26 p.m.

Respectfully submitted,

SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

September 25, 2013

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division

RE: FSS PROGRAM UPDATE – AUGUST 2013

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

ACTIVITIES

NUMBER CURRENTLY ENROLLED	588	As of August 1, 2013
NEW ENROLLMENTS	9	FSS Participants Enrolled
CONTRACTS EXPIRED	5	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	152	Workforce Centers
	26	Home Ownership Program/Seminars/workshops
	446	Job referrals
	116	Educational/Vocational Services
	157	Credit Repair Services
	93	Financial Literacy
	4	Individual Deposit Accounts
	6	Transportation Assistance
	3	Health & Food Services
	192	Other Social Services
	1	Youth Services
OUTREACH & COMMUNITY EVENT	1	Building Community Partnership Meeting, hosted by the Department of Child and Family Services
	1	Vision Teams Meeting
	1	POWER Collaborative Meeting
	1	FSS Staff Attended Scholarship Award & Public Housing FSS Graduation Ceremonies
	4	FSS Staff participated in "Back to School Jam" programs at four Public Housing Sites
GRADUATIONS	0	Graduation
Pending Graduations	2	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:WB:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.

2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.

3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.

4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.

5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.

6. **Graduations** – FSS participants that graduated last month.

7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.

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Commissioners

Sean Rogan
Executive Director

September 25, 2013

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

Dear Commissioners:

APPROVE HEALTH PLANS
(ALL DISTRICTS)

SUBJECT

This letter recommends approval of the Community Development Commission (Commission) employee health benefits for the 2014 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 COMMISSION:

1. Recommend that the Board of Commissioners approve the combined payment with the Community Development Commission of the employer-paid medical subsidy for the 2014 calendar year to Health Net and Kaiser, at an estimated cost not to exceed $500,000.

2. Recommend that the Board of Commissioners authorize the Housing Authority to fund all Calendar Year 2014 health plan costs using funds included in the approved Fiscal Year 2013-14 budget and funds to be approved through the annual budget process for Fiscal Year 2014-15, as needed.

3. Recommend that the Board of Commissioners find that approval of the employee health plans for the 2014 calendar year is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.

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 2014 calendar year. The current plans end on December 31, 2013. Housing Authority approval is required because Housing Authority funds will be used to pay the benefits for Commission employees working on Housing Authority programs.

FISCAL IMPACT/FINANCING

There is no fiscal impact to County General Fund. The expenses will be fully covered using Commission and Housing Authority funding.

Employees receive an employer contribution to assist with the purchase of medical, dental, vision, and life insurance benefits. 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 $1063 per month. Employees covered by the Optional and Contract Benefit Plans receive $805 and $713 per month, respectively. For 2014, the minimum contribution will increase to $1078 per month for the Flexible Benefit Plan, to $809 per month for the Optional Benefit Plan and to $725 per month for the Contract Benefit Plan. The estimated annual cost of this increase is $70,000. On October 11, 2005, your Board delegated authority to the Executive Director to increase these contributions provided the amounts do not exceed the contributions for County of Los Angeles employees. The County contributions are currently at $1,078 and $809 under the MegaFlex and Flexible Benefit Plans, respectively.

In an effort to help employees pay for medical insurance coverage, the Commission will continue to provide an employer-paid medical subsidy. This amount, projected at a cost not to exceed $500,000,, plus the amount contributed by each employee, will fund the premiums for medical insurance for the 2014 calendar year.

The current Fiscal Year 2013-2014 budgets of the Commission and Housing Authority include funds for the proposed health plan changes through June 30, 2014. The annual budget process for Fiscal Year 2014-2015 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

Employees are currently provided with Health Net HMO, Health Net PPO, and Kaiser as employee medical plan options. During the months of July and August, the Commission evaluated these plans and the cost increases for 2014, with the assistance of the Commission's insurance broker, Alliant Insurance Services.

Negotiations with Health Net resulted in a premium increase of approximately 10% for the HMO and 17.5% for the PPO. Kaiser is requiring an overall increase of 3.9%. For both providers, approximately half of the premium increase is attributable to fees related to the implementation of the Patient Protection and Affordable Care Act. The new monthly employee contribution for each medical plan is provided in Attachment A.

The annual open enrollment period, which allows Commission employees to enroll in their health plans for 2014, will begin following your Board's approval. Commission employees must have at least a two week period to enroll so that the Commission may submit the new enrollment details to the health plan providers during the month of November. Any delays will prevent the Commission from meeting the enrollment deadlines and contractual agreements with the health plan providers which are due to expire on December 31, 2013.

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,

SEAN ROGAN
Executive Director

Enclosures

Attachment A

Monthly Employee Contribution for 2014*

Health Net HMO*

Employee Only	$450.00
Employee + One	$840.00
Family	$1170.00

Health Net PPO*

Employee Only	$840
Employee + One	$1845.00
Family	$2500.00

Kaiser*

Employee Only	$477.00
Employee + One	$887.00
Family	$1195.00

* Reflective of the employee cost after the subsidy is applied to the actual plan cost.