



**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, DECEMBER 18, 2013
12:00 PM
700 W. MAIN STREET
ALHAMBRA, CA 90801
(626) 262-4511**

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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 November 20, 2013.

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. Approve Submittal of Rental Assistance Demonstration (RAD) Program Applications for Various Public Housing Developments (District 1, 2 & 4)

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign the attached resolution approving submittal of RAD program applications to the U.S. Department of Housing and Urban Development (HUD); authorize the Executive Director or his designee to execute all related documents and to take any other necessary actions to comply with the requirements of the RAD program; find that submittal of the applications to HUD is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action is not defined as a project under CEQA. (APPROVE)

7. Approval of 2014 Housing Commission Meeting Schedule

8. Election of Chair and Vice Chair 2014

9. 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, November 20, 2013.

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

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

The meeting was called to order by Chair Val Lerch at 12:11 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
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
- Maria Badrakhan, Director, Housing Management
- Margarita Lares, Director, Assisted Housing
- Scott Stevenson, Director, Community Development
- Matt Fortini, Director, Administrative Services

GUESTS PRESENT:

None

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Knight, the Minutes of the Regular Meeting of October 23, 2013 were approved.

Agenda Item No. 4

Closed Session

Agenda Item No. 5 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Mr. Salas welcomed the Housing Commissioners to the Community Development Commission and Housing Authority of the County of Los Angeles Headquarters in the City of Alhambra.

Emilio Salas stated that the Budget Conference Committee met formally for a second time last week to hear potential fiscal options for reducing the deficit from the Congressional Budget Office (CBO). During the hearing, the CBO released a report detailing 103 options to decrease the federal deficit from 2014 through 2023. The CBO report includes options to reduce mandatory and discretionary spending, curtail entitlement benefits, as well as increase personal and corporate taxes. He also stated that rather than engaging in an advocacy trip to Washington, D.C., we are preparing advocacy letters to budget conferees and our Congressional delegation, discussing the impact sequestration and the shutdown have had on Los Angeles County.

Emilio Salas informed the Housing Commissioners that NAHRO will be hosting their annual legislative conference in early 2014. This event will take place in Washington, D.C., and will have information on the impact the Housing Programs will have with new budget constraints. He will keep the Commissioners informed of the upcoming event.

Emilio Salas stated that a draft of the 2014 Housing Commission schedule has been distributed to the Housing Commissioners for their review and they will vote on approving the schedule for the 2014 calendar year.

Emilio Salas also stated at the next meeting in December, the Housing Commissioners will be nominating and voting on the new Chair and Vice Chair for the 2014 calendar year.

Emilio Salas informed the Housing Commissioners that starting next month, a new self-service appointment system will be installed for the Section 8 office located at the

Alhambra building. The new kiosk will be used to notify staff that when appointment has arrived.

Emilio Salas announced the upcoming holiday events that will be taking place at various locations within the Housing Authority complexes.

- December 16th – Family Self Sufficiency (FSS) program will be hosting their annual holiday event/toy distribution at the Housing Authority headquarters in Alhambra. This event supports the families that are participating in the FSS program.
- December 18th – Family Self Sufficiency program will host their holiday event/toy distribution at the Palmdale office.
- December 18th – Nueva Maravilla Housing Community will be hosting their holiday toy event at the main hall.
- December 19th – Harbor Hills Housing Community will be hosting their holiday toy event in the gymnasium.
- December 23rd – South Scattered Sites Housing Community will be hosting their holiday toy event at the Century/Wilton location.
- December 23rd – Carmelitos Housing Community will be hosting their holiday toy event in the community room.

Agenda Item No. 6 - Presentation

Family Self Sufficiency (FSS) Testimonial and Presentation – Margarita Lares, Director, Assisted Housing.

Rental Assistance Demonstration (RAD) – Alicia Salcido, Analyst, Housing Management.

Agenda Item No. 7 - Public Comments

Maxine G. Wordell, Foothill Villa resident, presented to the Housing Commissioners concerns at her housing site. She stated that her residence is infested with roaches and the trash area in the building. Ms. Wordell also informed the Commissioners that she would like to know the procedures of recertification of rent-lease for her annual review including the medical deduction policy and being notified by staff 120 days prior to her due date.

Regular Agenda

None at this time.

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

Commissioner Porter thanked staff for their continued hard work. He asked for an update of the Housing Commission by-laws to occur within the 1st quarter of the upcoming year. Commissioner Porter wished all a happy and safe Thanksgiving holiday.

Commissioner Gallego stated that she enjoyed hearing the success story shared by the FSS participant. She thanked staff for their work and wished everyone a Happy Thanksgiving.

Commissioner Knight suggested that the Housing Authority should host future housing events for the National Association of Housing and Redevelopment Officials (NAHRO). The Housing Authority should be shown as a role model of what a housing authority should be. She thanked staff for their continued hard work and wished everyone a Happy Thanksgiving.

Commissioner Lerch stated that he enjoyed hearing the success from the FSS participants. He thanked everyone involved for their hard work and for the great Thanksgiving meal.

On Motion by Commissioner Porter and seconded by Commissioner Knight, the Regular Meeting of November 20, 2013 was adjourned at 1:28 p.m.

Respectfully submitted,



SEAN ROGAN
Executive Director
Secretary –Treasurer

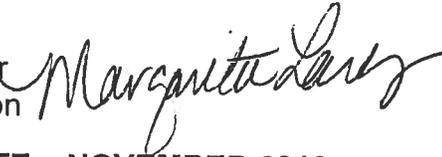
Housing Authority - County of Los Angeles

December 18, 2013

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division



RE: FSS PROGRAM UPDATE – NOVEMBER 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	595	As of November 1, 2013
NEW ENROLLMENTS	12	FSS Participants Enrolled
CONTRACTS EXPIRED	5	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	114 105 417 152 29 56 55 2 155 188 1	Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts Transportation Assistance Health & Food Services Other Social Services Youth Services
OUTREACH & COMMUNITY EVENT	1 1 1 4	Building Community Partnership Meeting, hosted by the Department of Children and Family Services Community Service Providers Meeting hosted by Whittier Community Center FSS Graduate Presentation at Housing Commissioners Meeting Christmas Fund Raising Raffles conducted by FSS Staff
GRADUATIONS	3	Graduations
Pending Graduations	2	Requests to Graduate received

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

ML:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

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

1. **Number Currently Enrolled** – Current number enrolled 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

December 18, 2013

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

Dear Commissioners:

**APPROVE SUBMITTAL OF RENTAL ASSISTANCE DEMONSTRATION PROGRAM
APPLICATIONS FOR VARIOUS PUBLIC HOUSING DEVELOPMENTS
(DISTRICT 1, 2, & 4)**

SUBJECT

This letter recommends the submittal of applications for the Rental Assistance Demonstration (RAD) program for 1,843 Public Housing units currently owned and operated by the Housing Authority. The Housing Authority will submit a total of four (4) applications for the following sites: the Carmelitos family and senior housing development in the City of Long Beach; the Harbor Hills family housing development in the City of Lomita; the Nueva Maravilla family and senior housing development in unincorporated East Los Angeles; and 25 South Scattered Sites family and senior housing developments located throughout the Second Supervisorial District. Conversion to RAD will place our housing stock in a better long-term financial footing by stabilizing annual subsidies and increasing access to additional sources of financing for capital improvements.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign the attached resolution approving submittal of RAD program applications to the U.S. Department of Housing and Urban Development (HUD).
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute all related documents and to take any other necessary actions to comply with the requirements of the RAD program.

3. Recommend that the Board of Commissioners find that submittal of the applications to HUD is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action is not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In recent years, the Housing Authority has faced increasingly severe budget cuts, and must address over \$80 million in deferred maintenance and construction needs for the next 20 years. Furthermore, diminishing resources impair our ability to address the safety and habitability of units for our low-income elderly and disabled families.

RAD is a HUD initiative to preserve public and other HUD-assisted housing, by providing owners and Public Housing Authorities (PHAs) with access to additional funding to make needed physical improvements to properties. HUD is strongly encouraging participation in the RAD program, so that PHAs can access new funding sources for renovations and operate their properties with increased financial stability.

RAD allows PHAs to convert housing developments from traditional public housing operating subsidies to long-term, Project-Based Section 8 rental assistance subsidies. Project-Based funding should provide more revenue than current public housing subsidies, as well as a more stable and predictable annual subsidy in the future. This will allow the Housing Authority to apply more easily for Low-Income Housing Tax Credits and other sources of financing for capital improvements.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

HUD is authorized to provide 2012 funding levels for PHAs that submit RAD program applications by the end of 2013. RAD will allow the Housing Authority to lock in the 2012 Public Housing operating and capital subsidy funding levels which are higher than the current and anticipated future funding levels.

For example, in 2012, the Nueva Maravilla housing development, with 504 units, received approximately \$4,686,051 in funding from rental revenue, operating subsidy and capital fund. In 2013, the funding decreased to \$4,614,879. The projected Nueva Maravilla funding for 2014 is anticipated to decrease to approximately \$4,435,304, due to sequestration and other federal cuts.

Under the RAD program, the Housing Authority anticipates receiving a baseline of approximately \$4,771,872 in predictable funding annually for Nueva Maravilla, based on the RAD Inventory Assessment Tool provided by HUD. Subject to annual appropriations, this funding will be locked in for the term of the RAD contract which can be for a period of 15 to 20 years, with modest annual increases based on HUD's

operating cost adjustment factor. At expiration of the initial contract, the Housing Authority must apply for and accept if offered a Section 8 renewal contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The RAD program provides several key protections for Public Housing residents affected by a conversion, as well as increased resident choice and mobility:

- At conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions, and the Housing Authority must renew all leases upon lease expiration, unless there is a reason not to renew.
- Rents will continue to be calculated based on 30% of adjusted household income.
- Residents will continue to have the right to establish and operate resident organizations and to be eligible for resident participation funding.
- Current participants in the Family Self Sufficiency and Resident Opportunities and Self Sufficiency Service Coordinator programs will be able to continue in the programs.
- After meeting a residency requirement (with a duration depending on the details of the RAD contract), residents will be issued Section 8 vouchers if they choose not to renew their lease and vouchers are available. Residents can use their Section 8 vouchers anywhere in the Housing Authority's jurisdiction and can also port out to another PHA. Depending on the details of the conversion, the Housing Authority may be able to limit the number of moves exercised by eligible households to 15 percent of the assisted units in a housing development.

The Housing Authority conducted 11 meetings in early December 2013 to meet with affected residents. Comments and responses from these meetings will be included in the RAD applications, with a copy to the Board.

The attached resolution approving submittal of the RAD applications has been approved as to form by County Counsel. A list of affected housing developments is included as an exhibit to the resolution.

Submittal of the applications does not commit the Housing Authority to any particular course of action. If HUD accepts our applications, the Housing Authority will receive a RAD Award Letter and Commitment to Enter into a Housing Assistance Payment for Project-Based Section 8. The Housing Authority may decide not to go forward with conversion at any time prior to closing, which generally must occur within one year.

ENVIRONMENTAL DOCUMENTATION

Submittal of RAD program applications to HUD 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. Submittal of the applications is not a project pursuant to CEQA because it is an activity that is excluded from the definition of a project by Section 15378 (b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment. Any rehabilitation that may occur as a result of the conversion may be subject to separate environmental review procedures.

IMPACT ON CURRENT PROJECT

The RAD program provides the financial stability to the Housing Authority to continue to operate, manage, maintain and complete capital improvements at our housing developments. The RAD program will help to ensure that our low-income residents will continue to live in decent, safe and sanitary housing.

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures

**RESOLUTION APPROVING THE SUBMITTAL OF RENTAL ASSISTANCE
DEMONSTRATION PROGRAM APPLICATIONS WITH THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Housing Authority of the County of Los Angeles ("Housing Authority") owns and manages 2,962 units of quality, public housing throughout the County for low-income families, the elderly, and the disabled; and

WHEREAS, aggressive cuts to federal spending have made it increasingly difficult for the Housing Authority to provide critically needed housing opportunities in one of the most unaffordable housing markets in the nation; and

WHEREAS, the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011) created the Rental Assistance Demonstration (RAD) program, which allows Public Housing Authorities (PHAs) to convert public housing subsidies into a long-term, Project-Based Section 8 rental assistance subsidy to provide stable and predictable annual funding; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) is authorized to provide Section 8 rents based upon 2012 rather than more recent lower public housing funding levels for PHAs that submit RAD program applications by the end of 2013; and

WHEREAS, stable and predictable revenues based on 2012 appropriations would represent significantly more revenue than current funding levels for public housing, and would increase the ability of the Housing Authority to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations; and

WHEREAS, the Housing Authority has prepared four (4) RAD program applications, which include twenty-nine (29) HUD development numbers at twenty-eight (28) housing developments, a list of which is attached hereto as Exhibit A and incorporated by reference herein;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority does hereby authorize the Executive Director to submit four RAD program applications to HUD for the housing developments included in the attached list, to execute all related documents, and to take any other necessary actions to comply with the requirements of the RAD program.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this ____ day of _____, 2013.

DON KNABE
Chairman of the Board of Commissioners

By: _____

ATTEST:

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

By: _____
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By: _____
Deputy

Exhibit A

List of Housing Developments to be included in the Rental Assistance Demonstration (RAD) Program Application

AMP	HUD DEV. NO.	SUP. DIST.	SITE	ADDRESS	NO. OF UNITS
1	CA16P002001	4	Carmelitos (family)	700 Via Wanda, Long Beach 90805	558
1	CA16P002026	4	Carmelitos (senior)	761 Via Carmelitos, Long Beach 90805	155
2	CA16P002002	4	Harbor Hills (family)	26607 S. Western Avenue, Lomita, CA 90717	301
3	CA16P002004	1	Nueva Maravilla (family/senior)	4919 Cesar E. Chavez Ave., Los Angeles 90022	504
				Total Units	1,518
			South Scattered Sites		
8	CA16P002020	2	1104 W. 106th St. (family)	1104 W. 106th St., Los Angeles 90044	10
8	CA16P002020	2	11431-463 S. Normandie (family)	11431-463 S. Normandie Ave., Los Angeles 90047	28
8	CA16P002020	2	Century & Wilton (family)	10025 Wilton Pl., Los Angeles 90047	40
8	CA16P002021	2	1101-09 W. 91st (family)	1101-09 W. 91st St., Los Angeles 90044	16
8	CA16P002021	2	1232-34 E. 119th (family)	1232-34 E. 119th St., Los Angeles 90059	2
8	CA16P002021	2	1100 W. 106th St. (family)	1100 W. 106th St., Los Angeles 90044	10
8	CA16P002021	2	1320 W. 107th (family)	1320 W. 107th St., Los Angeles 90044	18
8	CA16P002032	2	South Bay Gardens (seniors)*	230 E. 130th St., Los Angeles 90061	100
8	CA16P002060	2	West 94th St. (family)	1035-37 1/2 W. 94th St., Los Angeles 90044	4
8	CA16P002060	2	West 95th St. (family)	1324 W. 95th St., Los Angeles 90044	4
8	CA16P002066	2	Woodcrest I (family)	1239 W. 109th St., Los Angeles 90044	10
8	CA16P002078	2	1027-33 W. 90th (family)	1027-33 W. 90th St., Los Angeles 90044	6
8	CA16P002079	2	West 106th St. (family)	1334-38 W. 106th St., Los Angeles 90044	4
8	CA16P002079	2	Budlong (Family)	9410 Budlong Ave., Los Angeles 90044	4
8	CA16P002079	2	Budlong (Family)	11126 Budlong Ave., Los Angeles 90044	3
8	CA16P002090	2	Woodcrest II (family)	1245 W. 109th St., Los Angeles 90044	10
8	CA16P002091	2	1115-16 W. 90th St. (family)	1115-16 W. 90th St., Los Angeles 90044	18
8	CA16P002124	2	West 105th St. (family)	1336-40 W. 105th St., Los Angeles 90044	9
8	CA16P002127	2	Athens III (family)	1120 W. 107th St., Los Angeles 90044	3
8	CA16P002132	2	Imperial Heights (family)	1221 W. Imperial Hwy., Los Angeles 90044	5
8	CA16P002138	2	Budlong Crest (family)	11248 S. Budlong Ave., Los Angeles 90044	6
8	CA16P002124	2	West 106th St. (family)	1057 W. 106th St., Los Angeles 90044	4
8	CA16P002127	2	Athens III (family)	1310 W. 110th St., Los Angeles 90044	3
8	CA16P002127	2	Athens III (family)	11104 S. Normandie Ave., Los Angeles 90044	4
8	CA16P002132	2	Imperial Heights (family)	1309 W. Imperial Hwy., Los Angeles 90044	4
				Total Units	325

**HOUSING COMMISSION
2014 Meeting Schedule
12:00 noon**

DRAFT

<u>Date</u>	<u>Site</u>	<u>Address/ Telephone #</u>	<u>District</u>	<u>Description</u>
January 22	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 262-5411	N/A	N/A
February 26	Francisquito Villas	14622 Francisquito Avenue La Puente, CA 91746 (626) 960-7207	1 st	88 Units of Senior Housing
March 26	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 262-5411	N/A	N/A
April 23	South Bay Gardens	230 E. 130 th Street Los Angeles, CA 90061 (323) 242-1717	2 nd	100 Units of Senior Housing
May 21	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 262-5411	N/A	N/A
June 25	Foothill Villa	2423 Foothill Blvd. La Crescenta, CA 91214 (661) 255-5818	5 th	62 Units of Senior Housing
July 23	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 262-5411	N/A	N/A
August 27	Westknoll Apartments	838 N. Westknoll Drive West Hollywood, CA 90069 (323) 653-3090	3 rd	133 Units of Senior Housing
September 24	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
October 22	Carmelitos	761 Via Wanda Long Beach, CA 90805 (562) 423-5464	4 th	155 Units of Senior Housing
November 19	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 262-5411	N/A	N/A
December 17	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A