

# RAD Virtual Meeting (Carmelitos)-20260311\_165428-Meeting Transcript

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58m 18s

● **Mercedes Angulo** started transcription

**CR** **Carolina Romo** 4:29

We got 2 minutes. Should we let all these folks in since we're close to the end? a lot of online.

Good evening, everyone. We still have a few minutes before we get going. We're actually going to give it until 5:02 PM so that we can have more people join. So in the interim, if anybody needs to go and grab a drink or anything.

**BB** **Bryn Bystritski** 4:54

So in the intro.

**KD** **Kaieemah Davis** 4:56

Alrighty.

**CR** **Carolina Romo** 5:01

Please do so and please make sure that you are on mute so that we don't have any background noise as we go through the presentation. Thank you.

Good evening, everyone. Thank you for joining. We're going to give it one more minute to help folks log on.

In the interim, if you just logged on, please make sure that you are on mute so that we don't have any background noise during the presentation.

**SA** **Shatrice Allen** 7:24

So make sure you mute. You are on. See, I'm muted.

**CR** **Carolina Romo** 7:29

We can hear you. You're not on mute.

Thank you.

OK, everyone, it's 502. We're going to get going. Thank you all so much for making

time out of your very busy schedules for this virtual presentation regarding RAD at Carmelitos. This is the Carmelitos resident meeting.

Where we will be discussing the future of Carmelito's. Tonight's agenda is before you on the screen. We're going to start with introductions, what's been happening at Carmelito's talking about rental assistance demonstration that we also refer to as RAD.

Any potential impacts to residents and proposed timelines lacked his vision for affordable housing and then we'll open it up for question and answers with discussion and feedback. So next slide please, Mercedes.

Next one. One more Mercedes.

So my name is Carolina Romo. I'm the Director of Construction and Asset Management here at the LA County Development Authority and I am joined today with Virginia Flores from Grow America Senior Director who will be co-presenting with me today.

Next slide please. So we talk about LACDA's profile and housing goals. As you all know, the LACDA was formerly known as the Housing Authority and the Community Development Commission of the County of Los Angeles. A few years ago we rebranded and now our name is the Los Angeles County Development Authority, which nobody.

Really knows what it is, but you all know being long term residents of Carmelitos that.

We are the same folks and thank you Virginia for dropping in that note in the chat. If anyone has questions, please feel free to drop them in the chat and Virginia and I will be tag teaming answering those questions. So LACDA primarily focuses on providing affordable housing and community development.

In the unincorporated areas of the County of Los Angeles, as well as 47 participating cities. What makes Carmelitos is very unique, unique is that Carmelitos is located in Long Beach, which is an incorporated city.

So you know that. So you know that the City of Long Beach has its own housing authority, just as LACDA is a housing authority itself. So our goal at LACDA is to build better lives and better neighborhoods through a variety of different ways.

Currently, we do that primarily with federal funding, federal funding. As you all know, having watched the news, federal funding has been under attack during this administration. We've actually been having our funds cut quite severely for a number.

Of years and Mercedes, your slides went back. Oh, there, there you go. For a number of years, our budget is currently a billion dollars, but every year the monies allocated to our folks in public housing continue to get cut.

You will see in this last go around of the federal budget, we pretty much got level funding, which means pretty much the same amount that we got last year for all of our federal programs except for the public housing program which got slashed. Severely. So for the last, I would say 1015 years, every year we've been getting less and less money to operate as well as to maintain Carmelitos, which is why we're why we're here as we do not have enough federal financing to be able to continue. Continue operating and maintaining Carmelitos. So HUD has given us a couple of options to proceed with Carmelitos to make sure that it stays affordable. Next slide please.

Next one.

So in the past, you know Carmelito's was built in 1940. About 12 years ago we did what's called the physical needs assessment, which is we send a bunch of consultants out and experts to take a look at all of the maintenance needs at Carmelito's and capital improvements. And 12 years ago they said that they.

Needed about \$42 million. So if you take that \$42 million and you do the future value and you bring that number current as of today and all the additional costs, we're we're facing a need of maybe close to 100 million in my opinion for what Carmelitos needs in order to maintain it.

And again, Congress has not given us enough funding to maintain these housing units. So you know, we're looking at.

Redesigning Carmelitos like what could Carmelitos look like if we're able to undergo what is known as this rat conversion to redevelop the property and be able to maintain affordable units as well as bring in additional.

Resources, businesses, et cetera.

So the vision.

For Carmelitos is to explore adding more housing options on the property to better meet the community demand. What does that really mean? You know, currently we have X number of units that are senior units and so many that are family units.

Is that a good mix? Should we add more family units? Should we add more senior unit? And if so, how many? Let's talk about resources and the needs of the residents.

Would you like to have a job service center within Carmelitos? Would would a school, a childcare center be necessary?

Necessary additional transportation. We're also going to talk about improving the connections within Carmelitos and the overall community. At a lot of our other meetings, we talked about the possibility of bringing in public transportation to Carmelitos, putting a bus stop actually in the Carmelitos.

And then we're also exploring green space. Do we have enough green space? Do we need a park? Do we need a dog park? Those are the kinds of things that we're envisioning for Carmelinos. And that is why we are here today, because we need that community input as part of this process.

What is will be taking place in the future is going to be really working with all of the residents to identify the needs of Carmelito's. You all that live there know best what is needed at Carmelito's.

And what you would like to see at Carmelito's, we will then prioritize those needs, put them together and then start looking into the redevelopment of the property itself to bring those needs to fruition.

Next slide please.

So currently, many of you have experience that there is an immediate need for repairs, that there's also units that are probably offline because they need a lot of work. We've also heard that, you know, you want to have a more safe community, etcetera. I've heard a lot about the layout of the streets, not.

Necessarily being ideal, we will continue to keep your unit safe and secure as best as possible and we'll continue to conduct the ongoing maintenance. But what we're here to speak about today and to have you start thinking about is the long-term improvements for Carmelitos.

For yourselves, for the future residents, as well As for the local community.

So HUD has given us a couple of tools and we also have a few tools within the local area. The biggest tool that HUD has given us is this program called Rental Assistance Demonstration, which is really a horrible name for a program. What does that really mean?

So for purposes of Carmelitos, it basically means that Carmelitos would no longer be in the public housing program. What does that really mean?

So for your purposes, currently your tenant rental assistance is tied to your unit, which means that if tomorrow you were to leave Carmelito's and get an apartment of your own, you would have to pay the full rent by yourself. So what happens when we undertake?

Take one of these RAD programs and convert the public housing to Section 8, you

are given an opportunity. You are given two opportunities and this is for all tenants that are in good standing. Good standing means that your rent is current, that you're in compliance with the lease, etcetera.

Opportunity #1 is should you wish to stay within the public housing program, you can stay. You can decide to go to another property that will be public housing. If that is something that you decide that you would want to do, I kindly ask you to please reach out to your property supervisor.

As soon as possible once you make that decision, so that they can identify a unit of adequate size for your household once it becomes available and let you know about that unit. The second most important option that you're also given is rather than having your rental assistance tied to the unit, HUD is now.

Providing you an opportunity to take that rental assistance with you via a tenant protection voucher, which means you can now take that Section 8 voucher anywhere in the nation where a Housing Authority will accept it. We also have local funds available throughout.

You know, La Casa, which is a new agency and other county and city of Long Beach resources, as well as other state and federal resources. So again, just to recap this very important slide, you have two options. Hold on, Mercedes, you're you're going too fast.

You have an opportunity to stay in the public housing program. Just let your let your property supervisor know if you want to stay in the public housing program, or when the time comes, you will be offered a tenant protection voucher so that you can determine if you.

Want to stay and use that voucher within Carmelitos or if you want to make a choice to move out of Carmelitos and move to a private unit closer to your job, your school, etcetera. I will now turn it over to Virginia, who will talk to us more about the Rental Assistance Demonstration program.

**VF** **Virginia Flores** 18:36

Thanks, Carol. Mercedes, we can move to the next slide.

So Gatto mentioned this program, right, that HUD developed really for this, this big problem that Gatto was talking about, right? Public housing for the last few decades, right? It hasn't even been like the last 10 years. It's been like the last, you know, 30-40 years.

Every single year, Congress has been giving less and less money to support these

units, right? We initially invested as a country to build these units, but there hasn't been enough money to maintain these units over time, right? So what are we doing in the face?

Of potentially getting less and less money for the foreseeable future for these units, right? We don't have enough money to properly maintain them. The conditions, you know, across the country are getting worse. Gotto mentioned that the, you know, the needs to to make all the repairs that you would need to make at Carmelito's would probably be.

You know, in the ballpark of \$100 million, right? And LACTA is not getting that money from Congress anytime soon. So what can they do in the face of that big problem? They can convert this public housing funding into Section 8 voucher funds, right? There's really two big types of Section 8 vouchers.

One is the tenant-based one, which is the one that you probably think of when you hear Section 8. It's the one that would be tied to you and would go with you wherever you'd want to use it right in the private market. Another type of Section 8 voucher is a project-based voucher, which is actually tied to a property, right? So instead.

Instead of being tied to an individual person, an individual tenant, it's tied to the property. So instead of getting public housing funding from HUD, we would get that project-based voucher contract to support all of the affordable housing units at Carmelitos.

So those are the two big categories, right? I saw in the chat there a question about the tenant protection voucher, which is a subset of the ones that are tied specifically to tenants and we can go into a little bit more detail I think at the end about that. A couple of things to highlight about that. What does that mean, right? If we're not going to be funded by public housing anymore, what does that mean? Does that mean that I have to leave? No, it doesn't mean that you have to leave, right? You will not be moved from the property unless you choose to do so, right? Gotto gave a couple of options of how you could do that. You could say I don't want to be about. your participant, right? For whatever reason, I've been in the public housing program. I know the rules. I like the rules. I like living in a public housing development. I want to move to another property that will continue to be operated as public housing, right? You could choose to do that. Or once we actually get Permission from HUD, right? We can give you the option of taking that tenant based Section 8 voucher, the one that goes with you, right? So, but you do not have to take

any of those options, right? You can choose to say, I want to stay at Carmelitos, you know, I'm not sure what it's going to look like in 20 years.

But I want to stay here. You have the right to do that, right? You have the right to stay at Carmelitos if you so choose. And as a county's public housing authority, right, LACTA will continue to be involved in the ownership and management of the development. It'll probably shift, right? Because it's not going to be solely public housing anymore.

Will be private dollars that will be involved in order to be able to finance the kind of reconstruction and development and building of new buildings and building of new buildings that we'd want to see on the site. We would have more than just.

Public dollars involved there, but LACTA will still be continued to be involved in the way that the site is owned and operated.

The next slide, Mercedes. Thanks. So a couple of examples of what this looks like nearby. Some of you may be familiar with the Jordan Downs development owned by the Housing Authority of the City of LA, not the county, right?

But it originally started as 700 units of public housing on 49 acres. Right in the bottom left you see, you know, the kind of buildings that you know you would associate with that development. Kind of similar. It's at that low rise like two-story, you know, longer flat buildings that you're familiar with at Carmelitos.

They had similar problems, right? The Housing Authority faced kind of a similar long-term problem, like how are we going to continue to operate these units in the face of less money? What can we do, right? Can we redevelop this entire site in a way that? Adds more housing, adds more resources to the community, right? So they have embarked on a pretty long, you know, term plan that was initially approved in 2013. So we're now 13 years into that plan. The plan is for in total for there to be almost 1600.

Mixing communities on the site, both rental and ownership. There's also a shopping center that has already been opened, a Community Center. They have a series. They have a park network that's also like woven into the site as well.

Right. And they're doing that in phases. They're doing it in phases because as you can imagine, this is a pretty big undertaking, right. So they're using this strategy where similar to Carmelitos, right, it was a pretty large site and it has, you know, some places where.

There's like not any buildings, right? Potentially we could build new buildings on places that are currently empty or vacant parcels. So they started building these new

units that are on the top left, right, a little bit taller, you know, parking in the middle. A little bit taller developments to be able to house more units, build those on the empty parts of the site and then move residents from the previous buildings, from the older buildings into the new buildings once they were ready, right? And they did this because they knew it was going to be a pretty large undertaking, right? They wanted to minimize disruption to.

Residents, right? And it's kind of like, let's let's figure out a way to minimize disruption, keep people in the communities that they want to stay in, build these new units, and then move residents into these units once they're ready.

They this whole undertaking has been funded by a lot of different sources, right? There's local and state funds, private financing from banks, RAD, that program from HUD, and they also got another HUD grant, right, that gave them \$30 million to fund some of.

This redevelopment, right? But a pretty big project nearby, large undertaking when it's completed, will, you know, have a completely different neighborhood than you had when you first started a little bit further north in San Francisco, there's this Hayes Valley development.

Owned by the Housing Authority as well, right. It started as 194 units of public housing and this was part of it. The city's like citywide effort, right? Together with the Housing Authority, they said we're we're going to face this problem across all of our public housing units. Let's get started.

On doing this kind of redevelopment to all of our public housing properties across the city, right. So that was part of a pretty large \$1.4 billion effort in partnership with the mayor's office, developers, private banks, investors and HUD right to redevelop all of the of the public housing properties.

Across the city, but the building type right looks a little bit different right to have these three-story kind of more townhome looking developments right that make more sense for San Francisco. They knew that they based on their public housing families that they were serving that they needed a mix of bedrooms, right? Not just 1-2.

Traditional, right. They needed one to four bedroom and then they had townhouses, right. Townhouses that were up to four bedrooms so that they could house larger families, right. Since they knew that that was part of the population that they needed to continue serving. So this, you know, part similar but part of a larger citywide effort, right, to redevelop.

All of it's like housing units.

Next slide, Mercedes.

So let's talk a little bit about how this impacts you, right. We know that this is a big shift, you know, potentially that's going to happen over time, right. This is not anything immediate that's happening, right. You can start thinking about some of the options that we're laying out today.

But we're just, this is the beginning of a long process and a long consultation process with you, right? Escaro said. You're the residents who live there. You're the experts of what works in this community and what doesn't, right? What your needs are, how this community could potentially look different, right? 1520 years from now and house more families.

House more people, offer more services, more businesses, right? Parks, green spaces. We're going to continue to having having these meetings in person, right? We've had a series of meetings in person on site at Carmelitos.

But we're also doing these virtual meetings as well in English and Spanish, right?

We're trying to do as much outreach as is feasible to for people that are interested in in coming to these meetings, giving feedback, asking questions, right?

Doing, you know, the most we can and doing it regularly. Since this process will take a long time, we'll be coming back to you pretty much quarterly, right? Like every couple of months we'll be coming back and saying, here's the update, here's where we are, here's what's happened, here's the feedback that we heard from you. Here's how the plans are evolving. Here's the new timeline, right?

All those things and making sure that we're keeping you updated. LACT is also working on building a website, right, where we're going to post this spreadsheet, this presentation, we're going to post the recordings of these virtual meetings. So for people who couldn't attend, we're planning on having a copy of that notice that you initially.

Received frequently asked questions that we hear from you, right? Like questions that we get from you in meetings or via e-mail, putting those up on the website so that people can have access to all of the resources right that we're putting together in one place if there is a need for relocation.

During.

This redevelopment process, LACTA will provide you with those relocation resources, right? Moving resource, finding different units, right. But we're not anywhere near that point right now, right? That's just, I know that's usually whenever you hear about

like you know they're going to be changes made to the development, people ask about that, but that doesn't mean that anything is.

Happening immediately, right? We still have quite a long ways in going through this process. And you know, a big concern is always is, am I going to have to pay more rent, right? Is my unit going to continue to be affordable? Is my rent going to continue to be affordable to me?

And yes, right like through you know even though your current, your units are currently funded through the public housing program, they will continue to remain affordable through that long-term Section 8 contract that we talked about the one that's the project-based one that's tied specifically to the property at Carmelitos.

The programs do have slightly different calculations in rent, right? But they're both based on 30% of your income, right? So most residents will not have any changes in their rent, right? But when we get closer to that to that time, right, there will be walkthroughs with you and individual households about.

Any potential changes that you might see and why? And again, we talked about some of the options that you have, right? You can choose to stay on site and like you know the site will start being redeveloped in phases, right? You can choose to stay there.

Move into a unit, a new unit when it's ready or you can choose, you know, to stay in the public housing program or take a tenant based voucher and move to a different unit with that tenant based voucher. And some of the questions we've gotten from other meetings is like, you know, my daughter lives in Sacramento and my grandkids are there like I'd want to move closer to them like could I?

Do that. Yes, you could do that, right? Once we get approval from HUD, once we go through this initial feedback process, develop our plans for the site with your input, go to HUD and get that approval, right? That's when we'll have the ability to access those tenant-based vouchers. So not now, but in the future.

Sure. So I'll turn it over to Caro now to talk about lack this commitment to you moving forward.

**CR** **Carolina Romo** 31:44

Thanks, Virginia. So as we go through these meetings, this is just the beginning of a series of meetings where we come to you for consultation. As you see the very first bullet point on the screen is what are your ideas about the redevelopment. We will continue to keep you.

You informed and you're probably going to get sick of us because we're going to be coming back to you over and over to get this right. The purpose of these meetings is also to ask any questions that you might have and address any concerns. Our overall goal is to keep the units affordable and maybe even bring in more affordable.

Units. Again, this is a series of meetings that we're going to be having. I refer to this as the 1A meeting as this is our introductory meeting. What is RAD? What's happening at Carmelito's? Our follow-up meetings that I refer to as 1B and 1C is identifying what the.

The needs are of Carmelitos and then also prioritizing those needs with the hopes of being able to get as much unity as possible amongst the residents of Carmelitos to then move the project forward, which then leads us to our proposed timeline.

Next slide please. So this is where we are right now. You know we're having our quarterly meetings in person, online, etcetera. We started in October of last year and we plan to have.

This first stage completed by this winter, winter of 2026, whereby we identify those needs, we prioritize them spring and fall of 2027. We take that proposed project that includes the needs and the prioritization and the wants.

To the Board of Supervisors for their approval. Should the Board of Supervisors approve that concept, it will then move forward to HUD, give or take around winter of 2027 for their approval. Once HUD approves that, we will be back.

To let you know that HUD approved what they approved, and then the goal would be to then release what's known as a request for proposal sometime in 2028 to request proposals from developers that could then actually undertake and finance.

The ask, so to speak, that we've put together collectively for what Carmelitos should be in the future. Next slide. So what is our vision? So our vision is to preserve affordability long term.

Carmelito's has been around since the 1940s. The affordable housing is definitely needed. The goal is to keep at a minimum the exact number of units and hopefully increase the number of affordable housing and also explore maybe bringing in market rate housing.

Workforce housing, there's different types of housing. Those are going to be part of our subsequent discussions following these presentations. We're also looking at, you know, more effective and efficient ways to running affordable housing. We are also. Looking at our scattered sites, for those of you that may not know, we have a number of properties in South LA and E LA that are scattered sites. They're very small

units and if you think you know we're having issues operating Carmelito's, given that it's such a big property, you can only imagine the challenges we are facing.

At the smaller sites that don't have economies of scale. So for those small sites, we are taking a different approach on how we are dealing with them. That does include disposition. Carmelito's is not up for any kind of sale or disposition. So we will continue to be coming back to you again. Like I said, you're going to get.

Sick of us with periodic updates. Our next meeting set would be to identify those needs followed by meetings for prioritization of those needs. And next slide, Mercedes. So now we're going to get into our discussion and feedback set.

And I'm going to open it up for any questions. You have here a QR code that you can scan. That'll take you to our survey. I also saw some really good questions in the chat that I wanted to share with everyone because.

I think that they're worthy of sharing with those, especially that those that are on the phone.

So question number one that I think was a super question and thank you, Natasha, is, is a tenant protection voucher the same as a housing choice voucher? So yes and no, that's a very convoluted answer. So no, because the vouchers come directly from HUD instead of from a housing authority the way the housing choice vouchers typically.

Typically a housing authority has an allocation of vouchers that then it provides to residents within their community. In this case, the vouchers are coming directly from HUD. Yes, they're very similar to the Housing Choice Voucher because you treat it just like you would a Housing Choice Voucher.

It has no special limitations, which means you can use that voucher anywhere in the nation where you find a unit and the Housing Authority is willing to take that voucher. So that's why I answered that with a yes and a no.

No. Secondly is will income eligibility criteria change? No. For those of you, you know, living at Carmelito's, if you qualify to stay at Carmelito's with the income criteria in the public housing program, you'll pretty much qualify to get a tenant protection voucher.

As well. Next question is, is there a general timeline yet? We just showed the timeline in one of the screens. We're happy to put it back up on the screen if you want to take a screenshot of it. But as Virginia mentioned, we also are going to have this presentation available on the web page that we are creating for the Karma.

Alredo specifically for this redevelopment program, and I'm going to be quiet now to

give folks an opportunity to jump in with any verbal questions they may have. There's a little hand for those of you that are on a computer above your screen, kind of right in the middle next to the happy.

interface that you can click to raise your hand to ask a question, or you can always tap it. Um You can always type it in the chat, so I'll open it up for any questions that you may have any concerns. Please feel free.

Anyone.

And Virginia just dropped the link to the SurveyMonkey survey in the chat if you want to click on there and go straight to the survey.

Yes, Miss Davis.

The floor is yours.

**KD** **Kaieemah Davis** 38:53

I'd like to hi, how are you today? I just like I'd like to know on these when it comes to the section Section 8 vouchers, would we would those only be issued at the time once y'all have approval but if you know.

**CR** **Carolina Romo** 38:56

Good.

Correct.

**KD** **Kaieemah Davis** 39:08

Oh, only at that time, OK.

**CR** **Carolina Romo** 39:10

Correct. So HUD, HUD isn't allowing us to give Section 8 vouchers just yet. We have to go through the whole process and seal the deal and then HUD will shake out those vouchers cause those are precious vouchers.

**KD** **Kaieemah Davis** 39:15

Mhm.

OK.

OK. And those vouchers are for those who are private owners of housing that we can use those vouchers for?

**CR** **Carolina Romo** 39:29

Right.

Yeah, so you can determine you can use your voucher and stay at Carmelitos.

**KD** **Kaieemah Davis** 39:35

Mhm.

**CR** **Carolina Romo** 39:36

Or you can use your voucher and go to Santa Monica with the private owner and get you a condo in front of the ocean wherever you want. It's portable. Now that assistance, that housing assistance is tied to you instead of the unit.

**KD** **Kaieemah Davis** 39:42

Oh, oh, OK.

All right. And is there, there's no, once you accept that, there's no going back, am I correct?

**CR** **Carolina Romo** 39:55

Correct.

**KD** **Kaieemah Davis** 39:57

OK. All right. Thank you.

**CR** **Carolina Romo** 39:58

Right.

And I see a question in the chat. Where can we find information about the different kinds of vouchers? And I'm gonna punt that one over to Virginia, who is my expert on all things HUD.

**VF** **Virginia Flores** 40:11

Yeah, I will look for something online to see. I know HUD has really redone its website and so all of the normal resources that we were used to sharing were have been moved. I can I found a pretty good website that describes like the traditional tenant.

Tenant voucher, right. The traditional Section 8 voucher that you think of that that is tied to you as a person and I can look for one that's more about the project-based voucher program, right, which is a different kind of voucher and works a little bit differently and is tied to the property, right, which is what would come into play at Carlito. So I'll I'll.

Drop that in the chat once I find something related to the project base voucher, but I found a pretty good resource for the regular tenant voucher.

**CR** **Carolina Romo** 41:01

Awesome. Thanks, Virginia.

Oh, she already posted it in the chat super fast. Any other questions or concerns that we can answer for you?

**TN** **Tiffany Nix** 41:17

I have a question. Oh, sorry.

**CR** **Carolina Romo** 41:18

Miss Davis, yes.

**KD** **Kaieemah Davis** 41:19

No, go ahead, go ahead. Whoever. Oh, all right. Well, my question, my question. Oh, boy. Oh, now you said in public housing, there are other other locations in LA that have gone through this RAD process.

**CR** **Carolina Romo** 41:22

It's you. You're the only one with your hand up.

**KD** **Kaieemah Davis** 41:36

Is there any way we can tour to see what this new housing project looks like or how does that work? Do you have a listing of the locations that we can visit and see?

**CR** **Carolina Romo** 41:36

Yes.

OK.

No. So here's, here's what's happening. So we do not have new housing under RAD.

The current public housing that we have is our existing portfolio that we've had for years. So if you decide to stay within the public housing program and say.

**KD** **Kaieemah Davis** 41:48

So.

Oh, OK.

So.

**CR** **Carolina Romo** 42:05

You are currently in a two-bedroom unit. You would let your property supervisor know and then they would look for a two-bedroom unit anywhere within the portfolio. And it could be at Harbor Hills, it could be South LA, it could be in Nuevo Maravilla, it could be on the West side and they will then let you know.

**KD** **Kaieemah Davis** 42:08

Mhm.

**CR** **Carolina Romo** 42:24

Of those units that are available, should you wish to stay in the public housing program, but we currently do not have any new quote UN quote units in the public housing stock for you to move to.

**KD** **Kaieemah Davis** 42:24

Mm.

OK.

OK. Thank you.

**VF** **Virginia Flores** 42:39

But and Miss Davis, was your question also about other nearby developments that have gone through this RAD process? Yeah, I'll, I'll drop. I gave the example of Jordan Downs and I'll also drop a link in the chat that kind of like if they've got a good little video on the HACLA website, the Housing Authority of the city.

**KD** **Kaieemah Davis** 42:46

Mhm, mhm, yes.

**VF** **Virginia Flores** 42:58

Of Los Angeles that has worked on that redevelopment that shows you kind of like what what they've done at Jordan Downs. But in terms of like a tour got old, like I think she asked about like looking at other kinds of RAD redevelopment, it's a really good idea and we'll take that into consideration and see if that's if that's right.

**KD** **Kaieemah Davis** 43:00

OK.

**CR** **Carolina Romo** 43:13

Yep.

Mm-hmm. Absolutely.

**VF** **Virginia Flores** 43:18

Because I think that would be that's helpful to us, you know, it's helpful to residents. So it's a great idea and thank you for putting that forward.

**CR** **Carolina Romo** 43:20

Yep.

**KD** **Kaieemah Davis** 43:20

Right.

OK. Thank you. Thank you. Thank you for answering. Thank you. Appreciate it.

**VF** **Virginia Flores** 43:28

Yeah.

**CR** **Carolina Romo** 43:28

You're very welcome, Miss Nicks.

**KD** **Kaieemah Davis** 43:31

OK.

**TN** **Tiffany Nix** 43:33

Yes, hello. I was my, I just want to ask a question. You're stating that if we stayed in the Carmelitos with the voucher, will we be able to still move out with the voucher or will we have to stay in here permanently with the voucher?

**CR** **Carolina Romo** 43:45

No, no. The with the voucher you can go wherever your little heart desires. You can decide to stay at Carmelito's or you can decide to move. The only thing that I will tell you with the vouchers is when you first get your voucher, you have to stay put wherever you go for one year.

**+15\*\*\*\*\*47** 43:58  
OK.

**CR** **Carolina Romo** 44:01  
Before you move.

**TN** **Tiffany Nix** 44:03  
OK, perfect. Thank you.

**+15\*\*\*\*\*47** 44:03  
Hello, I have a question.

**VF** **Virginia Flores** 44:06  
And wait, just a little bit of clarification on that point as well. Like once, once we get approval from HUD, right, and we get access to those tenant based vouchers which would allow you to move anywhere, right. That's when you would have the opportunity to use that voucher, right. But if at that point you say I want to stay at Carmelitos, right.

**CR** **Carolina Romo** 44:21  
Right.

**VF** **Virginia Flores** 44:26  
I want to live in the the Carmelitos like new redevelopment, then you're choosing to stay at that site, right? And the option for that tenant, the tenant based voucher,

right, that would allow you to move anywhere. If you don't take it right when you're given that option and we have approval from HUD, then you would go on to the traditional voucher waiting list.

**CR** **Carolina Romo** 44:31

I.

Yeah.

It.

**VF** **Virginia Flores** 44:46

Right. Because you would have made the decision to stay at the Carmelito site, right. So that would be a really important decision point for you and we'll make that clear right. Once we get to that point that you have, you know, a number of options either, you know, transfer to a different public housing unit, stay at the Carmelito.

Site and be assisted through the project based assistance right at Carmelitos or take that voucher that would allow you to move to a different place.

I know it's like a lot of different options and a little bit technical, but yeah, wanted to be clear about that.

**CR** **Carolina Romo** 45:23

Yep. And Miss Davis, did you still have a question? Your hand is up or should I go to Blanca?

I'm not hearing Miss Davis or Blanca, OK?

**KD** **Kaieemah Davis** 45:32

I'm sorry. No, no, you go ahead. You. No, no, you go ahead to the next person. Thank you. I'll turn it off. Sorry.

**+15\*\*\*\*\*47** 45:34

My name.

Can I ask my question?

**VF** **Virginia Flores** 45:40

Go ahead, Blanca. Yeah, go ahead.

**BT** **Blanca Torres** 45:40  
I would.

**CR** **Carolina Romo** 45:40  
Yes, go ahead, Miss Torres.

**BT** **Blanca Torres** 45:44  
I would like to know.

**+15\*\*\*\*\*47** 45:44  
Um.

**BT** **Blanca Torres** 45:47  
I would like to know how do I talk to you about my concerns personally?

**CR** **Carolina Romo** 45:57  
Sure. On the next slide you will find our contact information. You can definitely call us or you can e-mail us your concerns and we will reach out to you directly.

**BT** **Blanca Torres** 46:04  
Thank you.  
Thank you.

**CR** **Carolina Romo** 46:14  
You're very welcome.  
So I got a few more questions here in the chat that are really good that I want to bring up to everyone's attention. Does the voucher ever expire? Vouchers do not expire. You just have to continue on with all of the requirements like, you know, reporting changes of income, doing your annual certification.  
If for some reason you get a magnificent job where your HAP payment would go to 0, then obviously you know you don't need a voucher at that point if you're making that much money, but it does not expire as long as you comply with all of the program requirements of the voucher.  
Next question that's really good is will the buildings be demolished for

reconstruction or refurbish? That is TBD. That is part of why we're having these conversations. We are coming to community to identify the needs of the community and how does that?

Translate into the physical space of Carmelito's? Do we add more units? Do we add more green space? Do we add healthcare centers, etcetera? I have another questions here. If your family size changes before the demonstration starts and currently there are not unit sizes available in the.

Harmolitos, will you have to move or can you wait for new units? Um, I don't know if I understand that. If your family size changes, say today because the demonstration has not started, it will be up to the current property management team to find.

Find you a unit of appropriate size for your household. Um.

I don't know if Tony is on and Tony Lopez, do you want to address that?

**TL Toni Lopez** 48:04

Hello, Carolina, this is Tony. Can you repeat the question please?

**CR Carolina Romo** 48:10

The question is if your family size changes before the demonstration starts and currently there are not unit sizes available in the Carmelidos, will you have to move or can you wait for new units?

**TL Toni Lopez** 48:25

It's it this is this is going to be coordination with the management office, Carolina. The the issue is that we don't you know if we have limited inventory, limited vacancies, we may not have the appropriate size unit available at the time that the the request is made. So likely they're going to remain.

Remain on this wait list and basically whatever happens first if a if a unit is available, you know after you know units are remodeled and at that time they would be offered the appropriate size unit. But at the but if we're not able to get to the request, they may have to be in the.

In the oversized unit for a minute until we can get access to available bedroom sizes. The issue is we don't know and and by the time we're ready to do this conversion, what we're going to have available in our portfolio, what type of vacancies will we have and that's tough to predict.

It's tough to know what we're gonna have available and what's gonna be vacant, yeah.

**CR** **Carolina Romo** 49:24

got it. You got it. Thank you, Tony. And I have a note that um someone calling in with the last four numbers of 747 has a question. Opening up the floor to you, 7047, phone number.

Yes.

**+15\*\*\*\*\*47** 49:50

I have a question. Can would somebody be able to be added back on the lease that was previously taken off?

**CR** **Carolina Romo** 49:59

Depends on the circumstances.

**+15\*\*\*\*\*47** 50:00

OK. Thank you.

**VF** **Virginia Flores** 50:10

And then another question in the chat. Can I move to another country with vouchers? No. Unfortunately, vouchers are not international. They're funded by the US federal government, right? So you could use the regular tenant-based voucher to move to another place that has a voucher program, right?

**+15\*\*\*\*\*47** 50:20

OK.

**VF** **Virginia Flores** 50:29

So finding another house, a partner housing authority, let's say you want to move to Las Vegas, right? And Las Vegas has a housing authority, right? You being able to use that voucher there. So it'd have to be in the US, right? And also a place that has a existing voucher program as well.

 **+15\*\*\*\*\*47** 50:40  
OK.

 **Virginia Flores** 50:49  
Right. That would administer your voucher. So those would be the restrictions there and then.

 **+15\*\*\*\*\*47** 50:52  
Yeah.

 **Carolina Romo** 50:54  
Miss Davis, you have your hand up again.

 **Kaieemah Davis** 50:57  
Yes, I do. I have one question. Could you please explain to me about how exactly on a private sector, like for instance, you use your voucher outside of public housing, how does that work between you and the landlord? Can they ever raise your rent or does it always go by your income as public housing does?

 **+15\*\*\*\*\*47** 51:14  
OK.

 **Kaieemah Davis** 51:17  
How does that exactly work when it comes to using those voucher, the Section 8 vouchers on a private sector or a private owner?

 **Carolina Romo** 51:25  
Do you want to take a stab at that, Virginia? Or you want me to handle that one?

 **Virginia Flores** 51:30  
Let's have you got all and yeah, I was like talking about, uh, paying standards too.

 **Carolina Romo** 51:33  
OK.

So let me put my Section 8 hat on from years ago. So typically what happens is you will be issued A voucher, right? The voucher runs. What you pay as rent runs based on your income, just like your public housing rent, right?

**VF** **Virginia Flores** 51:40  
Yeah.

**KD** **Kaieemah Davis** 51:46  
Mm-hmm.  
Mm-hmm.

**CR** **Carolina Romo** 51:54  
So you will then be given a packet with that voucher and you will then go into the private market and find yourself a unit somewhere in the United States that you like.

**KD** **Kaieemah Davis** 51:55  
Mhm.

**CR** **Carolina Romo** 52:11  
And you talk to the landlord and you say, I want to rent your unit. I have Section 8. Remember, you cannot be discriminated upon. Nobody can tell you we're not renting to you because you have Section 8. That is completely illegal now. But you find your unit, you find a landlord, you fill out the paperwork with the landlord's information, et cetera.

**KD** **Kaieemah Davis** 52:24  
Mm-hmm.

**CR** **Carolina Romo** 52:30  
It is then submitted to the Housing Authority. The Housing Authority will then negotiate the rent with the landlord to make sure it's affordable and that all the numbers work for what they pay and what you're paying as well, and then they send an inspector out.  
Once the unit passes inspection, they will then enter into a contract and you sign

your lease and you move in. I mean, that is really the Reader's Digest version of the process, as I recall it.

**KD** **Kaieemah Davis** 52:47

OK.

OK.

OK. And there's no expiration in your vouchers for that as well?

**VF** **Virginia Flores** 53:02

Yeah, and I think.

**CR** **Carolina Romo** 53:05

No. So typically vouchers have a six month expiration date from issuance, but they can be extended in extreme circumstances for those that may be elderly or require reasonable accommodations of some sort.

**KD** **Kaieemah Davis** 53:12

Mhm.

**VF** **Virginia Flores** 53:22

And that's an expiration date for you to. Yeah, that's an expiration date for you to start using the voucher, right. That's what that expiration is. But it's but it's not an expiration of like, oh, you can only use it for five years or something. No, as long as you remain in good standing the program.

**KD** **Kaieemah Davis** 53:23

I'm sorry.

Oh, OK. OK. Oh.

**CR** **Carolina Romo** 53:35

No.

**VF** **Virginia Flores** 53:39

Right. You're not violating the program rules. You're paying your run on time, right?

There's no reason for that voucher to be taken away from you, right? That voucher is gonna be yours.

**KD** **Kaieemah Davis** 53:44  
Mhm.

**CR** **Carolina Romo** 53:46  
Correct.  
Um.

**KD** **Kaieemah Davis** 53:48  
And if you OK, now if you have a landlord who decides they don't want to deal with Section 8 anymore, then what happens in that process for the tenant?

**VF** **Virginia Flores** 53:51  
Go ahead.

**CR** **Carolina Romo** 53:59  
Well, first of all, that's illegal.

**KD** **Kaieemah Davis** 54:02  
Oh, OK, alrighty.

**CR** **Carolina Romo** 54:03  
That's illegal, but let's, let's, let's, let's kind of go with that. So let's say that unfortunately you don't want to live there anymore or the landlord dies, something happened that prevents you from staying in that unit, right? So then what you would do is you would reach out to the housing authority and.

**KD** **Kaieemah Davis** 54:05  
Mhm.  
Mm-hmm.

**CR** **Carolina Romo** 54:23  
Say, hey, Housing Authority, this is the situation that's going on. I need to move from

this unit. Can you please issue me a voucher? And they will issue you a new voucher, assuming you are in good standing, and then you go through the same process again of finding another unit elsewhere.

**KD** **Kaieemah Davis** 54:33

OK.

Mhm.

Oh, OK. All right. Oh, OK. I was I.

**CR** **Carolina Romo** 54:39

So you're not stuck. You're not stuck in a unit forever. Like if you decide to move to Marina del Rey and you find out that it's not your vibe, and instead maybe you want to go to Rancho Cucamonga, that's OK, you can move to Rancho Cucamonga.

**KD** **Kaieemah Davis** 54:49

Mhm.

OK. I was just curious like on the guarantee of like, you know, because in public housing, I mean, you know, we stay within our stand, we stay within compliance, you don't have any problems. But when you're dealing with a private owner, you never know. And so I'm just, I don't want to be where, you know, I moved somewhere.

**CR** **Carolina Romo** 55:07

Hey.

**KD** **Kaieemah Davis** 55:14

And a situation or something happens, you never know with people, you know, in a private sector of why. So I was just curious to how to guarantee this, yeah.

**CR** **Carolina Romo** 55:17

And that's something to consider. That's definitely something to consider. And that's why we're having these conversations very early on, so that y'all can take into consideration your feelings like, you know, do you feel very secure in the public housing program and maybe you want to stay in the public housing.

**KD** **Kaieemah Davis** 55:28

Mhm.

**CR** **Carolina Romo** 55:37

Units right in within the program. Others may have family members out of state in the Inland Empire, Bay Area, etcetera, where it might be more useful to them to have that portable voucher to take their rental assistance to be closer to their family, their jobs or school, etcetera. These are the two decisions that.

**KD** **Kaieemah Davis** 55:39

Right. Mhm.

Right, right.

**CR** **Carolina Romo** 55:57

You need, you all need to weigh as we're going through this process. And the good thing is that you don't have to make a decision next week or next month. You know we're we're a couple years away, but these are things to think about.

**KD** **Kaieemah Davis** 56:05

Mhm.

Right, right. OK. Thank you very much. Thank you.

**CR** **Carolina Romo** 56:14

You're very welcome. Any other questions for anyone? Was this useful for you?

I see a thumbs up. Thank you.

**VF** **Virginia Flores** 56:28

Yes.

**BT** **Blanca Torres** 56:30

How do you do that?

**CR** **Carolina Romo** 56:32

OK. Thank you very much. So don't forget if you have a phone, you might want to

take a picture of this last slide. This is where you can reach us and also know that we're going to be coming back. We also have in person meetings, but I just wanted if you guys can just give me a how about the virtual you guys?

Like the virtual meetings. Does this work for you guys? Because some people love virtual and some don't. OK, I'm seeing a whole many thumbs up. OK. So it sounds like we're doing good with the virtual. We'll continue to do the virtual. Thank you so much, everybody. We really appreciate your time.

**KD** **Kaieemah Davis** 56:57  
Yeah.

**BT** **Blanca Torres** 57:04  
Mhm.

**CR** **Carolina Romo** 57:08  
Especially, you know, late in the day. So stay in touch with us and we will continue to be coming back out and talking to you guys, even if it's through the virtual screen, to keep you up to date on everything going on at Carmelito's.  
So everyone have a good evening. Thank you so much. Bye.

**VF** **Virginia Flores** 57:30  
Thank you.

**TL** **Toni Lopez** 57:30  
Thank you.

● **Mercedes Angulo** stopped transcription