

# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## ***Board of Commissioners***

### SPECIAL MEETING

THURSDAY –AUGUST 23, 2018

PUEBLO DEL SOL  
1400 GABRIEL GARCIA MARQUEZ STREET  
LOS ANGELES, CA 90033

## **ACTION MINUTES**

Commissioner Ben Besley called the Board of Commissioners Special Meeting to order on Thursday, August 23, 2018 at 10:18am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

### I. ATTENDANCE

Present: Commissioner Ben Besley  
Commissioner Lucelia Hooper  
Commissioner Daria Nuñez  
Commissioner Delfino De La Cruz  
Commissioner Dan Tenenbaum  
Commissioner Cielo Castro

Also Present: Douglas Guthrie, President and CEO

Absent: Commissioner Noramay Cadena

### II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 4:30pm on Friday, August 17, 2018 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057; in the front lobby at 1400 Gabriel Garcia Marquez Street, Los Angeles, CA 90033, and at [www.hacla.org](http://www.hacla.org).

### III. SPECIAL ORDER OF BUSINESS

1. Recognition of Community Coaches from Jordan Downs and Rancho San Pedro

### IV. PUBLIC COMMENT INSTRUCTIONS

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM ARE REQUESTED TO COMPLETE A SPEAKER CARD FOR EACH ITEM THEY WISH TO ADDRESS, AND PRESENT THE COMPLETED CARD(S) TO THE BOARD SECRETARY. AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE

BOARD ON AGENDA ITEMS FOR WHICH PUBLIC HEARINGS HAVE NOT BEEN HELD WILL BE PROVIDED AT THE TIME THE ITEM IS CONSIDERED.

THE BOARD WILL ALSO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM DURING ITS GENERAL PUBLIC COMMENT PERIOD HELD PRIOR TO ADJOURNMENT AFTER ALL AGENDIZED ITEMS HAVE BEEN DISCUSSED. TESTIMONY SHALL BE LIMITED IN CONTENT TO MATTERS WHICH ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD. THE BOARD MAY NOT TAKE ANY ACTION NOR ENGAGE IN ANY DISCUSSION ON MATTERS PRESENTED DURING THIS GENERAL PUBLIC COMMENT PERIOD.

THE PURPOSE OF PUBLIC COMMENT IS TO ALLOW THE PUBLIC TO ADDRESS THE BOARD AND THE BOARD IS INTERESTED IN HEARING FROM MEMBERS OF THE PUBLIC, STAKEHOLDERS AND INTERESTED PARTIES. HOWEVER, SPEAKERS ARE ASKED TO EXERCISE COURTESY AND CONSIDER THE RIGHTS OF OTHER SPEAKERS BY ADHERING TO THE TIME LIMITS SET FORTH AND IF POSSIBLE REFRAIN FROM UNNECESSARY REPETITION IN THEIR COMMENTS.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion Prior to Action

1. Election of Vice Chair for the Board of Commissioners

Contact: Ben Besley, Chairperson

Commissioner Ben Besley nominated Commissioner Cielo Castro as Vice Chair of the Board of Commissioners.

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

2. Proposed Resolution Approving the Rescission of Obsolete or Superseded Policies from the Manual of Policies and Procedures (MPP)

Purpose: To update the Housing Authority's inventory of policies to more accurately reflect current statutory, regulatory, and operational mandates and guidelines.

Contact: Marlene Garza, Chief Administration Officer

Action: APPROVED

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

3. Proposed Resolution Authorizing the President and CEO to Award An Exclusive Right to Negotiate a Master Development Agreement Between the Housing Authority of the City of Los Angeles and The Richman Group of California Development Company (Richman), Prime Developer of The One San Pedro Collaborative Team, for a Period of Ninety (90) Days with Two Potential Ninety (90) Day Extensions, Pursuant to Request for Proposals No. HA-2017-97 for the Redevelopment of the Rancho San Pedro Public Housing Development and to Retain the Right to Cancel the RFP or Award this Exclusive Right to Negotiate to the Second Most Responsive Bidder, Holland Partner Group, if the Terms of a Master Development Agreement Cannot Be Reached with Richman

Purpose: To award an Exclusive Right to Negotiate a Master Development Agreement between the Authority and Richman Prime Developer of the One San Pedro Collaborative Team, for a period of ninety (90) days with two potential ninety (90) day extensions at the Authority's discretion, pursuant to RFP No. HA-2017-97 for the Rancho San Pedro Revitalization Project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

B. Consent Items

Routine business items are assigned to the consent agenda. These items will be approved by the Board in one motion. A Commissioner may request any consent agenda item be removed, discussed or acted upon separately. Items removed from the consent agenda for separate action will be considered in the “Excluded Consent Items” section below.

1. Proposed Resolution Authorizing the President and CEO to Execute a One Year Contract, with (2) One Year Options to Extend, with All Environmental, Inc. (DBA) AEI Consultants for a Total Amount Not-to-Exceed \$178,222, for Physical Needs Assessment of the Housing Authority’s Public Housing Sites, and with Clampett Industries (DBA) EMG for a Total Amount Not-to-Exceed \$289,986, for Physical Needs Assessment of the Housing Authority’s Non-Public Housing Sites, Pursuant to RFP No. HA-2018-80

Purpose: The Housing Authority requires the services of qualified and experienced vendors to perform a physical needs assessment of its public housing and non-public housing portfolios.

Contact: Tina Booth, Director of Asset Management  
Martin Peery, Director of Housing Services

**Action: APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President and CEO to Submit a Rental Assistance Demonstration (“RAD”) Application to the U.S. Department of Housing and Urban Development (“HUD”) and to Certify an Agreement to Comply with All Requirements of the Program for Fifty-Seven (57) RAD Units Within The Lankershim and 87<sup>th</sup> Street (Manchester) Apartments

Purpose: To authorize the President and CEO to complete and file a RAD application with HUD.

Contact: Tina Booth, Director of Asset Management

**Action: APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

3. Proposed Resolution Authorizing the President and CEO to Execute Contracts for Five-Year Terms Each, with Absolute International Security, Vets Securing America and Platinum Security Inc. for a Combined Total Amount Not-to-Exceed \$7,131,894, for Armed and Unarmed Security Guard Services at Various Residential and Commercial Sites Pursuant to Awards Under RFP NO. 2018-17

Purpose: To provide armed and unarmed security guard services at various HACLA residential and commercial sites.

Contact: Tina Booth, Director of Asset Management

**Action: APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

C. Excluded Consent Agenda Items

*No Excluded Consent Agenda Items*

D. Agenda Items for Future Board of Commissioner Meetings

Commissioners may direct staff to add agenda items for future Board meetings.

1. Community Safety Partnership Program Update (L. Hooper)

VII. CLOSED SESSION

1. The closed session is authorized under Government Code section 54957.6

The Board of Commissioners will meet with the Agency's designated representative to discuss pending and upcoming labor negotiations.

***NO REPORTABLE ACTION***

VIII. GENERAL PUBLIC COMMENT

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM CAN ADDRESS THE BOARD DURING THE GENERAL PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

Motioned: Commissioner Dan Tenenbaum  
Seconded: Commissioner Lucelia Hooper