

# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## ***Board of Commissioners***

### SPECIAL MEETING

THURSDAY –MARCH 29, 2018

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057  
1<sup>ST</sup> FLOOR BOARD ROOM

## **ACTION MINUTES**

Commissioner Dan Tenenbaum called the Board of Commissioners Special Meeting to order on Thursday, March 29, 2018 at 9:07am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

### I. ATTENDANCE

Present: Commissioner Ben Besley (*Joined meeting at 10:02am*)  
Commissioner Lucelia Hooper  
Commissioner Noramay Cadena (*Left meeting at 11:14am*)  
Commissioner Daria Nuñez  
Commissioner Delfino De La Cruz (*Joined meeting at 9:14am*)  
Commissioner Dan Tenenbaum  
Commissioner Cielo Castro (*Joined meeting at 9:18am*)

Also Present: Douglas Guthrie, President and CEO

### 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, March 23, 2018 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057, and at [www.hacla.org](http://www.hacla.org).

### III. SPECIAL ORDER OF BUSINESS

1. Presentation of the 2017-2018 Leadership Final Project and Graduation

### 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. Proposed Resolution Authorizing the President and CEO to Enter Into a Disposition and Development Agreement, a Long-term Ground Lease and Other Related Documents with Jordan Downs 1B, LP and a RAD Use Agreement with the U.S. Department of Housing and Urban Development and Jordan Downs 1B, LP for the Development of Jordan Downs Phase 1B, A 135-Unit Affordable Residential Development with Community Amenities and Park Space, Authorizing up to \$17,562,122 Towards the Financing of this Phase, and to Undertake Various Actions in Connection Therewith

Purpose: To execute the DDA Ground Lease with the Developer for the development of Phase 1B of the Jordan Downs Redevelopment Project and execute all other Authority documents connected with the Project, as required by HUD and effectuate the financial construction closing for the Project.

Contact: Jenny Scanlin, Chief Development Officer

**Action: APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Cielo Castro

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President and CEO to Enter Into a First Amendment to the Disposition and Development Agreement to Modify the Schedule of Performance and Public Improvement Loan with Primestor Jordan Downs, LLC; Approving Modifications to the Long-Term Ground Lease to Address Financial and Deal Structure Terms Necessary to Undertake the Development of Retail Phase 1C; and Execution of Agreements with New Market Tax Credit Lenders and Primestor Jordan Downs, LLC to Protect the Rights and Remedies of the Housing Authority of the City of Los Angeles as Landlord and Various Existing and Future Lenders, Investors and Sub-Tenants

Purpose: To consider recommended amendments and modifications to the DDA, Ground Lease and other ancillary documents with the Developer to effectuate the financial construction closing for the Project.

Contact: Jenny Scanlin, Chief Development Officer

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 NOT PRESENT FOR VOTE, 0 ABESENT, Motion Carried

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Take All Necessary Steps to Prepare Bond Policies and Procedures for the Housing Authority of the City of Los Angeles to Issue Conduit Bonds for Certain Residential Multi-Family Developments in the City of Los Angeles

Purpose: To support the City by acting as an issuer of Bonds for multi-family residential developments in the City and as the primary issuer of Bonds for multifamily residential projects owned or sold by HACLA as part of a recapitalization, acquisition/rehabilitation or a redevelopment program or for which HACLA participates as a co-developer or primary government subsidy provider.

Contact: Jenny Scanlin, Chief Development Officer

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 NOT PRESENT FOR VOTE, 0 ABESENT, 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 Contract with Insight Public Sector, Inc., for a Three-Year Term with Two One-Year Options for Renewal for a Total Amount Not-to-Exceed \$1,550,000 to Purchase Microsoft Software Products and Licenses

Purpose: The proposed purchase orders will provide the Authority with software licenses and products necessary for the operation of desktop computers and servers at a reduced cost.

Contact: Luis Yataco, Director of Information Technology

**Action: APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 NOT PRESENT FOR VOTE, 0 ABESENT, Motion Carried

C. Excluded Consent Agenda Items B2 and B3

- B2. Proposed Resolution Authorizing the President and CEO to Accept the Choice Neighborhoods Planning Grant Awarded by the U.S. Department of Housing and Urban Development in the Amount of \$1.3 Million for Transformation of the Rancho San Pedro Public Housing and Barton Hill/Downtown San Pedro Community and to Execute and Submit All Necessary Documents, Including Any Agreements and Various Certifications as Required by the U.S. Department of Housing and Urban Development to Initiate Work Under the Award.

Purpose: To execute a contract with the U.S. Department of Housing and Urban Development for a CN Grant award of \$1.3 million and begin implementation activities to develop a Transformation Plan for Rancho San Pedro and the Barton Hill/Downtown San Pedro neighborhood, as well as construct limited physical community development or economic development projects that enhance and accelerate the transformation of the neighborhood.

Contact: Jenny Scanlin, Chief Development Officer

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABESENT, Motion Carried

- B3. Proposed Resolution to Approve the Amendment of the Bylaws of the Housing Authority of the City of Los Angeles to Authorize the President & Chief Executive Officer to Modify and Add Senior Positions and Titles Both Presently and As Future Programmatic Needs Arise

Purpose: To allow for greater positional recognition for the roles and responsibilities of the highest-ranking positions within HACLA at this time and as HACLA's organizational structure evolves to meet future needs.

Contact: Marlene Garza, Chief Administrative Officer

**Action: APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Ben Besley

5 AYES, 1 NAY, 1 ABESENT, Motion Carried

- D. Agenda Items for Future Board of Commissioner Meetings

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

1. Update on HACLA's Census engagement (C. Castro)

## VII. 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

## VIII. ADJOURNMENT

Meeting Adjourned at 11:52am

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz