



**Board of Commissioners**  
REGULAR MEETING  
**TELECONFERENCE**

THURSDAY– FEBRUARY 25, 2021 AT 9:00 A.M.

**CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 382-374-933**

*Spanish Interpretation Teleconference Information:*

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 612-280-069

*The HACLA will provide a reasonable accommodation, including but not limited to American Sign Language Interpretation, Translation Services, and alternative public comment options, if requested 72 hours prior to the meeting. Requests for a reasonable accommodation for a Board of Commissioners meeting should be made to (213) 252-1826 or [Tiffany.Prescott@hacla.org](mailto:Tiffany.Prescott@hacla.org). Any disclosable public writings related to an open session item on a meeting agenda and distributed by the HACLA to at least a majority of the Board of Commissioners after this agenda is posted are available for public inspection by contacting Tiffany Prescott at 2600 Wilshire Blvd., Los Angeles CA 90057, 3rd Floor during normal business hours. Audio recordings of this meeting will be made available on our website in English and Spanish following the meeting.*

**AGENDA**

I. ROLL CALL

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, February 19, 2021 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. Recognition of Oscar Torres, Ruzanna Khachatryan and Dennis Brown as Employees of the Month

IV. PUBLIC COMMENT INSTRUCTIONS

***\*Please note special Teleconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM ARE REQUESTED TO SUBMIT A **WRITTEN COMMENT** TO THE BOARD SECRETARY FOR EACH ITEM THEY WISH TO ADDRESS. **THE DEADLINE FOR WRITTEN COMMENTS IS WEDNESDAY, FEBRUARY 24, 2021 AT**

**12:00PM. ALL WRITTEN COMMENTS SHOULD BE SUBMITTED VIA EMAIL TO TIFFANY.PRESCOTT@HACLA.ORG. PLEASE MAKE SURE EMAIL INCLUDES NAME, AGENDA ITEM NUMBER, AND ADDRESS/ORGANIZATION FOR WHOM YOU REPRESENT. WE ALSO ASK THAT ALL COMMENTS BE LIMITED TO 500 WORDS OR LESS.** THE SECRETARY WILL PROVIDE ALL WRITTEN COMMENTS TO THE BOARD FOR REVIEW PRIOR TO THE FEBRUARY 25, 2021 BOC MEETING. THE SECRETARY WILL ALSO READ EACH PUBLIC COMMENT INTO THE RECORD AT THE TIME THE ITEM IS CONSIDERED.

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 SPECIAL TELECONFERENCE PUBLIC COMMENT INSTRUCTIONS 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

1. Proposed Resolution Authorizing the Issuance and Delivery of Multiple Series of Multifamily Housing Revenue Notes by the Housing Authority of the City of Los Angeles as a Conduit Issuer Designated as its Multifamily Housing Revenue Note (Jordan Downs Phase S2) Tax-Exempt Series 2021A in an Aggregate Principal Amount Not to Exceed \$29,030,000 and Multifamily Housing Revenue Note (Jordan Downs Phase S2) Taxable Series 2021B in an Aggregate Principal Amount Not to Exceed \$13,900,000 (Together, the "Private Activity Notes") and Approving for Purposes of Section 147(F) of the Internal Revenue Code of 1986 the Issuance of the Private Activity Notes to Provide Financing for the Acquisition, Rehabilitation, Construction and Equipping of Jordan Downs Phase S2 and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and Taking Any Necessary Related Actions Including the Execution of Amendatory Documents Thereto

Contact: Jenny Scanlin, Chief Strategic Development Officer

2. Proposed Resolution Authorizing the President and CEO, or His Designee, to Enter Into a Disposition and Development Agreement, Long-Term Ground Lease, Purchase Option, Right of First Refusal, a RAD Use Agreement and Choice Neighborhoods Declaration with the U.S. Department of Housing and Urban Development ("HUD"),

Acquisition Loan Documents with the Jordan Downs Phase S2, LP (“Partnership”) of Up to \$3,400,000, a Combined Loan of Grant Funds from a Choice Neighborhoods Implementation Grant, State Department of Housing and Community Development (“HCD”) Infill Infrastructure Grant and HCD Transformative Climate Communities Program in an Combined Amount Up to \$17,000,000 to the Partnership, for the Development of Jordan Downs Phase S2, a 81-Unit Affordable Residential Development with Community Amenities, and the Execution of Related Documents and Agreements and to Undertake Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Report on Impact of HACLA CARES Landlord Incentives and Source of Income Ordinance on Section 8 Housing Choice Voucher Leasing

Contact: Carlos VanNatter, Director of Section 8

4. Section 3 Annual Report

Contact: Howard Baum, Deputy General Counsel

5. Workforce Development Unit Annual Report FY2020

Contact: Jenny Scanlin, Chief Strategic Development Officer

## 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, or Designee, to Execute a Contract with American City Pest & Termite, Inc. for an Initial One-Year Contract Term with Four (4) One-Year Options to Extend, for As-Needed Pest Control Services, Pursuant to a Contract Award Under IFB HA-2020-139 for a Total Amount Not-to-Exceed \$1,200,000

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Berman Hopkins Wright & LaHam CPAs and Associates, LLP, for an Initial One-Year Term with Four (4) One-Year Options for Renewal, for a Total Contract Amount Not To Exceed \$1.9 Million for Independent Audit and Tax Preparation Services

Contact: Marlene Garza, Chief Administrative Officer

3. Proposed Resolution Authorizing the Allocation of One Thousand (1,000) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program

Contact: Carlos VanNatter, Director of Section 8

4. Proposed Resolution Authorizing Dedication of Sixty-Three (63) Section 8 Project-Based Vouchers to Jordan Downs Phase S2 Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for the Program

Contact: Carlos VanNatter, Director of Section 8  
Jenny Scanlin, Chief Strategic Development Officer

5. Proposed Resolution Approving for Purposes of Section 147(F) of the Internal Revenue Code of 1986 the Issuance of Private Activity Bonds or Notes by the Housing Authority of the City of Los Angeles, Solely as Conduit Bond Issuer, to Finance the Acquisition, Construction, Redevelopment, Rehabilitation and Equipping of Pueblo Del Sol Phase II

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Build Hope Update: Q4 2020 Data Visualization

#### **Receive and File**

Contact: Jenny Scanlin, Chief Strategic Development Officer

7. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Access Pacific, Inc., for the Installation of a Modular Structure and Related Site Improvements in Conjunction with the Relocation of the Housing Authority's WorkSource Unit and its Los Angeles/Watts WIOA WorkSource Center Pursuant to Award Under IFB HA-2021-14-NF for a Total Amount Not-to-Exceed \$1,853,055

Contact: Jenny Scanlin, Chief Strategic Development Officer

C. 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.

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

Commissioner Ben Besley, Chairperson  
Commissioner Cielo Castro, Vice Chairperson  
Commissioner Noramay Cadena  
Commissioner Lucelia Hooper  
Commissioner Delfino De La Cruz  
Commissioner Dan Tenenbaum  
Commissioner Ana Bryan