



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY –APRIL 23, 2020

CALL-IN NUMBER: 1 (312) 757-3121, ACCESS CODE: 361-360-653

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1 (872) 240-3311, ACCESS CODE: 981-177-605

ACTION MINUTES

Commissioner BenBesley called the Board of Commissioner Regular Teleconference Meeting to order on Thursday, April 23, 2020 at 9:10am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley
Commissioner Cielo Castro
Commissioner Noramay Cadena
Commissioner Lucelia Hooper (Left meeting at 11:31am)
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
Commissioner Ana Bryan

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, April 17, 2020 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. 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, APRIL 22, 2020 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 APRIL 23, 2020 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.

IV. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

V. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Resolution Ratifying Personnel Actions Taken By the Housing Authority of the City of Los Angeles in Response to Covid-19.

Purpose: The purpose of this item is to request that the Board of Commissioners ratify personnel actions taken by the Housing Authority of the City of Los Angeles in response to the evolving COVID-19 pandemic.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Ben Besley

Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Resolution Authorizing the President and CEO to Offer a Multi-Year Retirement Incentive Program

Purpose: The proposed retirement incentive program will provide the Housing Authority of the City of Los Angeles the needed flexibility to continue restructuring its operations and implementing efficiencies in accordance with the Authority's Vision Plan. This will include new and updated classifications that meet the Authority's evolving needs and strategic initiatives.

Contact: Annie Markarian, Director of Labor & Employee Relations

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Proposed Resolution Approving the Revised and Restated Acquisition and Disposition of Real Property Policy for the Housing Authority of the City of Los Angeles

Purpose: Approval of the revised Housing Authority of the City of Los Angeles Acquisition and Disposition of Real Property Policy in order to implement the strategic directive of the HACLA Board of Commissioners in acquiring real property to diversify the housing portfolio, increase affordable housing options in the City of Los Angeles, and provide a methodology for the disposition, transfer or sale of HACLA-owned real property, as necessary.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

4. Proposed Resolution Authorizing Various Actions to Set Aside Internal Sources of Funds in an Amount Not to Exceed \$6,000,000; Enter into Necessary Contracts for Brokerage or Consultant Services on an As-Needed Basis; Authorize Consideration of the Use of Eminent Domain As Necessary or Required; and Accept Grant or Emergency Funds from Private, Local, State or Federal Government Sources up to \$100,000,000 to Facilitate Implementation of an Acquisition Program for the Housing Authority of the City of Los Angeles in Compliance with the Acquisition and Disposition of Real Property Policy

Purpose: To allow the Housing Authority of the City of Los Angeles to establish the necessary contracts, authorities and startup funding to facilitate the initial implementation of the Acquisition and Disposition of Real Property Policy as well as prepare to access public grants which may be available on an emergency or competitive basis to fund acquisitions to further affordable housing options, including bridge and permanent housing in the City of Los Angeles.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

5. Resolution Authorizing and Approving the Establishment of a Revolving Line of Credit Facility with City National Bank Specifying an Initial Revolving Commitment Amount Not to Exceed \$30,000,000 and Authorizing the Execution and Delivery of a Revolving Credit Agreement, Fee Letter, Promissory Notes and All Other Related Documents and Agreements and the Undertaking of Various Other Actions in Connection Therewith and, Subject to the Approval of City National Bank and Materially Similar Terms and Conditions, an Amendment to or Replacement of the Initial Revolving Line of Credit Facility with an Amendment or Replacement Line of Credit Facility Specifying a Revolving Commitment Amount Not to Exceed \$50,000,000 and Authorizing the Execution and Delivery of an Amendment or Replacement Revolving Credit Agreement, Fee Letter, Promissory Notes and All Other Related Documents and Agreements Pertaining to the Amended or Replaced Revolving Line of Credit Facility and the Undertaking of Various Other Actions in Connection Therewith

Purpose: The Revolving Commitment with City National Bank will provide the Authority with swift access to the funding it needs to successfully finance real estate acquisitions, construction, capital improvements, site development and other legally permitted activities.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
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.

2. Proposed Resolution Authorizing the President and CEO to Enter Into a Second Amendment to Contract HA-2018-87-NF with Integrated Engineering Management to Increase Its Maximum Payment Obligation by \$50,000 for a Total Contract Award of \$300,000

Purpose: An additional \$50,000 in contract funding is needed to ensure continuity of the construction administration services performed by Integrated Engineering Management for the Jordan Downs Development project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

3. Proposed Resolution Approving the Preliminary Community-Based Development Concept for Rancho San Pedro's Revitalization and Authorizing the Commencement of State Two of the First Amended and Restated Exclusive Negotiating Rights Agreement ("ENA") Between the Housing Authority of the City of Los Angeles and the Richman Group of Companies, Century Housing Corporation, and National Community Renaissance of California and Amending the ENA Schedule and Budget Attachments to Incorporate Agreed Upon Revisions Including \$200,000 in Matching Funding to Support Pre-Development Efforts of the One San Pedro Collaborative

Purpose: To continue the work of planning for the revitalization of the Rancho San Pedro public housing community and to establish procedures and standards under which the Housing Authority of the City of Los Angeles and the Richman Group of Companies, Century Housing Corporation, and National Community Renaissance of California will negotiate a master development agreement.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

4. Jordan Downs Redevelopment Project
Quarterly Progress Report (1st Quarter 2020)

RECEIVE & FILE

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

C. Excluded Consent Agenda Item B1

B1. Proposed Resolution Authorizing the President and CEO to Submit Multi-Phase Demolition and/or Disposition Applications to the U.S. Department of Housing & Urban Development for the Rose Hill Courts Public Housing Site within the Ramona Gardens AMP No. CA004000401 and Undertaking Various Actions in Connection Therewith

Purpose: Authorize the President and CEO of the Housing Authority of the City of Los Angeles to submit multi-phased Demolition and/or Disposition applications to the U.S. Department of Housing & Urban Development for the Rose Hill Courts public housing site, within AMP No. CA004000401.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

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

VI. 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

VII. ADJOURNMENT

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Noramay Cadena

Meeting Adjourned at 12:29pm.