



# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## **Board of Commissioners**

REGULAR MEETING

## **TELECONFERENCE**

**THURSDAY –MAY 28, 2020 AT 9:00 A.M.**

**CALL-IN NUMBER: 1 (312) 757-3121, ACCESS CODE: 456-314-621**

*Spanish Interpretation Teleconference Information:*

**CALL-IN NUMBER: 1 (224) 501-3412, ACCESS CODE: 973-711-861**

### **ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioner Regular Teleconference Meeting to order on Thursday, May 28, 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  
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, May 22, 2020 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at [www.hacla.org](http://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, MAY 27, 2020 AT 12:00PM. ALL WRITTEN COMMENTS SHOULD BE SUBMITTED VIA EMAIL TO [TIFFANY.PRESCOTT@HACLA.ORG](mailto: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 MAY 28, 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. Status of HACLA's Response to COVID-19

Contact: Douglas Guthrie, President and CEO  
Marlene Garza, Chief Administrative Officer

##### **Informational item only.**

2. Proposed Resolution Authorizing the President and CEO, or Designees, to Enter Into a Short Term Lease Agreement for One Year with Two Additional One-Year Options with the State of California's Department of Transportation to Manage Up to Twenty-Three Properties or Units as Emergency Shelter/Transitional Housing During the Term of the COVID-19 Crisis and Until Such Time as the Housing Authority of the City of Los Angeles Can Acquire These and Other State Properties to Serve as Permanent Affordable Housing or the Lease Terminates and to Expend Up to \$225,000 Annually for Potential Maintenance, Management or Associated Services Related to the Care and Oversight of these Properties

Purpose: The Housing Authority of the City of Los Angeles proposes to negotiate and execute a short-term master lease agreement for up to twenty-three properties in the El Sereno neighborhood within the City of Los Angeles with the California Department of Transportation in order to provide temporary emergency and transitional housing opportunities for families during the COVID-19 crisis. The proposed action will allow HACLA to provide a limited but important availability of units in northeast Los Angeles for families or households who do not have high service needs but have found themselves in the position of being homeless and in need of immediate secure and safe housing.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSTENTION (TENENBAUM), 0 ABSENT,  
Motion Carried

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into a Third Amendment to the Master Development Agreement By and Among the Housing Authority of the City of Los Angeles, Jordan Downs Community Partners, LLC, The Michaels Development Company I, L.P., Bridge Housing Corporation, Primestor Jordan Downs, LLC and Omnia 2020, LLC; a Supplemental Agreement for Additional Services and a Predevelopment Loan and Note in an Amount Not to Exceed \$1,838,100 with Omnia 2020, LLC; a License Agreement for that Portion of Property on or near the Jordan Downs Public Housing Site that Encompasses the Future Site of the Jordan Downs Community Center and Central Park; and the Execution of Related Documents and Agreements to Initiate the Design, Funding and Construction of the Jordan Downs Community Center and Central Park and to Undertake Various Actions in Connection Therewith

Purpose: To enter into agreements with parties involved in the development of Jordan Downs to further the design, financing and development of key public amenities, including the Central Park Community Center and related infrastructure.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

4. Proposed Resolution Approving Revisions to the Section 8 Administrative Plan to Expand Eligibility for Low Income Families with Incomes Up to 80% of Area Median Income (AMI) for Newly Committed Project-Based Vouchers (PBV) Units, Protect Non-Public Housing Households Living on Public Housing Redevelopment Sites whose Units will Receive PBV, and Update PBV Provisions to Reflect U.S. Department of Housing and Urban Development (HUD) Guidance

Purpose: To allow newly committed PBVs to serve "Missing Middle" households with incomes between 50% and 80% of AMI if

authorized on a project-by-project basis by the Housing Authority of the City of Los Angeles, in addition to serving households with incomes not exceeding 50% of AMI.

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

Action: **APPROVED**  
Motioned: Commissioner Noramay Cadena  
Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

5. Proposed Resolution by the Board of Commissioners of the Housing Authority of the City of Los Angeles Approving a Name Change for Kids Progress, Inc., the Amended and Restated Articles of Incorporation and the Fifth Restated and Amended Bylaws to Align with HACLA's 25 Year Vision Plan and Fundraising Efforts and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and the Undertaking of Various Actions in Connection Therewith

Purpose: To authorize the name change from Kids Progress, Inc. to build Hope, Inc. or a similar name, as approved by the California Secretary of State in accordance with HACLA's restructuring plans. To also revise the Articles and Bylaws to align with HACLA's 25-year Vision Plan and future fundraising efforts.

Contact: Jenny Scanlin, Chief Strategic Development Officer

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

7 AYES, 0 NAYS, 0 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, or His Designee, to Purchase One Year of Automobile Liability Insurance Coverage from Housing Authority Insurance Group for the Estimated Cost of \$324,300 and Execute Related Documents

Purpose: The purpose of this item is to obtain authorization to

purchase one year automobile liability insurance coverage from the Housing Authority Insurance Group for the estimated cost of \$324,300. The automobile liability coverage provides financial protection for the Authority and its employees against claims resulting from bodily injury liability and property damage to other drivers and vehicles.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Legal Services Contract with Reno & Cavanaugh, PLLC for an Initial One-Year Term with Four (4) One-Year Options to Renew for a Total Contract Amount Not to Exceed \$1,000,000

Purpose: To enter into a new legal services contract with Reno & Cavanaugh, PLLC to permit the firm to continue providing specialized legal services to the Housing Authority on an as-needed basis in the areas of HUD regulations governing public housing rehabilitation and redevelopment, public finance/tax credit financing, and the administration of public housing and Section 8 programs.

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Proposed Resolution Authorizing the President & CEO, or Designee, to Execute a Contract with Hauser & Sons, Inc. DBA Hauser Shade Co. for an Initial One-Year Contract Term with Four (4) One-Year Options to Extend for a Total Amount Not-to-Exceed \$1,317,092 Pursuant to IFB HA-2020-26 for the Purchase of As-Needed Window Shades

Purpose: The Housing Authority of the City of Los Angeles is engaged in the on-going practice of maintenance of its public housing portfolio in order to preserve its low-income housing. This contract will allow the Housing Authority to purchase window shades for on-going maintenance at the public housing sites.

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

4. Request to Apply as a Partner and Fiscal Agent with the Watts Gang Taskforce to the California Board of State and Community Corrections for Category 2 of the California Violence Intervention & Prevention (CalVIP) Grant Program to Implement the One Watts Initiative with \$500,000 a Year Over a Three-Year Period Matched by \$1.5 Million in Leveraged Resources

Purpose: The Housing Authority of the City of Los Angeles will serve as principal partner and fiscal agent in the One Watts Initiative grant application. The primary focus of the One Watts Initiative is to utilize evidence-based strategies such as employment and training combined with case management and street outreach to promote a reduction in violence across Watts.

Contact: Jenny Scanlin, Chief Strategic Development Officer  
John King, Director of Community Engagement

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

5. Proposed Resolution Delegating Authority to the President and CEO, or Designee, to Enter Into Agreements with the City of Los Angeles for the Receipt of Funds to Administer the Housing Opportunities for Persons with AIDS (HOPWA) Program

Purpose: Authority to execute all agreements and related documents with the City of Los Angeles necessary for the receipt of funds for the administration of the Housing Opportunities of Persons with AIDS Program.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

C. Excluded Consent Agenda Items

**NONE**

D. Agenda Items for Future Board of Commissioner Meetings

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

1. Program update on \$35 Million grant for Watts Area (L. Hooper)
2. Regular COVID-19 Update via memo (C. Castro)

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 Dan Tenenbaum  
Seconded: Commissioner Delfino De La Cruz

Meeting adjourned at 12:56pm.