



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY – OCTOBER 22, 2020

CALL-IN NUMBER: 1(872) 240-3311, ACCESS CODE: 909-091-109

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(571) 317-3122, ACCESS CODE: 411-298-437

ACTION MINUTES

Commissioner Ben Besley called the Board of Commissioners Regular Teleconference Meeting to order on Thursday, October 22, 2020 at 9:05am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley
Commissioner Cielo Castro
Commissioner Lucelia Hooper
Commissioner Dan Tenenbaum
Commissioner Ana Bryan

Also Present: Douglas Guthrie, President and CEO

Absent: Commissioner Noramay Cadena
Commissioner Delfino De La Cruz

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, October 16, 2020 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. SPECIAL ORDER OF BUSINESS

1. Recognition of Delia Frankel, Alma Garcia and Michael Delcid 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, OCTOBER 21, 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 OCTOBER 22, 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.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution Approving the Amended Acquisition and Disposition of Real Property Policy for the Housing Authority of the City of Los Angeles

Purpose: Approval of the amended Housing Authority of the City of Los Angeles ("HACLA") Acquisition and Disposition of Real Property Policy ("Policy") clarifying that HACLA may purchase property for no more than appraised value unless the Board makes a finding that doing so would serve a legitimate public purpose.

Contact: James Johnson, General Counsel

Action: **APPROVED**

The following amendment was made to the Acquisition Policy per the request of the Board.

Section III. Acquisition of Property

Changed from: The purchase price shall not exceed the appraised value unless there is a compelling financial or strategic reason why such findings are made by the Board of Commissioners.

Changed to: The purchase price shall not exceed the appraised value unless the Board finds that there is a compelling financial or strategic reason why such a transaction serves a legitimate public purpose (e.g., for preservation of existing low and moderate income housing).

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

5 AYES, 0 NAYS, 2 ABSENT (CADENA, DE LA CRUZ), MOTION CARRIED

2. Proposed Resolution Approving the Acquisition of the Following Eight (8) Real Property Assets Consisting of Hotel and Motel Properties and One Parking Lot; for Fair Market Values of (1) Solaire Hotel- 1710 7th Street Los Angeles CA 90017, \$18,000,000 (2) Econo Motor Inn- 8647 Sepulveda Blvd North Hills CA 91343, \$10,529,862 (3) The Nest- 253 S. Hoover Ave Los Angeles CA 90004, \$7,191,484 (4) EC Motel- 3501 Western Ave Los Angeles CA 90018, \$4,800,000 and its Associated Parking Lot – 1714 W. 35th Street Los Angeles CA 90018, \$525,000 (5) Best Inn- 4701 W. Adams Blvd Los Angeles CA 90016, \$3,900,000 (6) Panorama Inn- 8209 Sepulveda Blvd Los Angeles CA 91402, \$9,796,460 (7) Titta Inn- 5333 Huntington Drive Los Angeles CA 90035, \$8,511,382 and (8) Travelodge Chatsworth- 21603 Devonshire Street Los Angeles CA 91311, \$15,600,600 in Response to the California Department of Housing and Community Development's ("HCD") Notice of Funding Availability for the Homekey Program in Partnership with the City of Los Angeles; Approving and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements, Including Purchase and Sale Agreements and HCD Standard Agreements; Making a Determination These Acquisitions are Exempt from Environmental Review Under the California Environmental Quality Act; and the Undertaking of Various Actions in Connection Therewith

Purpose: The Housing Authority of the City of Los Angeles ("HACLA" or "Authority") in collaboration with the City of Los Angeles ("City") through a Memorandum of Understanding, proposes to purchase a mixture of Hotel and Motel properties and one (1) related parking lot, in response to the State of California ("State") Department of Housing and Community Development's ("HCD") Notice of Funding Availability ("NOFA") for the Homekey Program. This program was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Cielo Castro

5 AYES, 0 NAYS, 2 ABSENT (*CADENA, DE LA CRUZ*), MOTION CARRIED

3. Information Technology Initiatives 2020 Annual Update

Purpose: This report is intended to provide the Housing Authority of the City of Los Angeles (“HACLA”) Board of Commissioners (“BOC”) an annual progress update on Information Technology (“IT”) initiatives in line with the HACLA Vision Plan “Build HOPE”. This edition prioritizes new and urgent initiatives covered by the Coronavirus Aid, Relief, and Economic Security (“CARES”) Act and their overall impact on HACLA’s modernization efforts.

Contact: Luis Yataco, Director of Information Technology

No action required.

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 Dedication of Six Hundred Sixteen (616) Section 8 Project-Based Vouchers to Thirteen (13) Permanent Supportive Housing Proposals Selected Pursuant to Project-Based Voucher (“PBV”) Notice of Funding Availability (“NOFA”) No. HA-2020-105 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for the Program

Purpose: To authorize dedication of project-based vouchers (PBV) to permanent supportive housing projects (PSH) developed in the City of Los Angeles, to house homeless and chronically homeless special needs disabled individuals, families, seniors, transition-age youth, and veterans.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**
Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT (*CADENA, DE LA CRUZ*), MOTION CARRIED

2. Proposed Resolution Authorizing the Transfer of Properties Located at 136 E. 120th Street., 140 E 120th St., Harbor Riviera, 303 Mcdonald, 312 W. 120th St., 6108 Victoria Ave, 732-739 Laconia St., 819 E. 120th St., Clemson Market, Parthenia, Sylmar Apartments (“Chase Properties”), Barbara Ann Apartments, Brittonia Apartments, Glenalbyn Apartments, Sepulveda Apartments, Wyandotte Apartments, Yosemite Apartments (“Reflection Properties”), Reseda East, Reseda Manor (“The Resedas”), Dana St. Apartments and Gibraltar Apartments (Collectively the “Transferred Properties”) from the Housing Authority of the City of Los Angeles to Los Angeles LOMOD South, Inc. and the Execution of Related Documents and Agreements and the Undertaking of Various Actions in Connection Therewith

Purpose: In order to consolidate ownership of Asset Management properties with Housing Authority (“Authority”) instrumentalities to effectuate greater efficiency and minimize potential liability risk, the Authority wishes to transfer the above Transferred Properties from direct HACLA ownership to one of its non-profit instrumentalities, Los Angeles LOMOD South, Inc. (the “Corporation”)

A recorded Grant Deed for each property will document the transfer of ownership and the Corporation will execute a Certificate of Acceptance for the Properties after its Board of Directors approves the transfer by Resolution on October 22, 2020.

Contact: Tina Booth, Director of Asset Management

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT (*CADENA, DE LA CRUZ*), MOTION CARRIED

4. Jordan Downs Redevelopment Project Quarterly Progress Report (3rd Quarter 2020)

Receive and File

Purpose: This quarterly report is intended to provide the Board of Commissioners a progress update on critical milestone activities for the Jordan Downs Redevelopment Project and includes an accounting of expenditures from inception to September 2020.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT (*CADENA, DE LA CRUZ*), MOTION CARRIED

C. Excluded Consent Agenda Item B3.

B3. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into a Supplemental Agreement for Additional Services No. 3 for the Jordan Downs Public Housing Community Redevelopment (Park and Infrastructure Improvements) for Project Management Oversight Services in an Amount Not to Exceed \$500,000 with the Michaels Development Company I L.P.; and the Execution of Related Documents and Agreements to Initiate the Design and Construction of the Jordan Downs Public Housing Community Redevelopment Freedom Tree Park, Century Gateway Park, Children's Park and Related Infrastructure Improvements in Locations Abutting the Community Center and Central Park and to Undertake Various Actions in Connection Therewith

Purpose: To enter into a Supplemental Agreement for Additional Services No. 3 (ASA) with The Michaels Development Company I, LP, an affiliate of the Master Developer partner in the redevelopment of Jordan Downs to provide project management oversight services regarding the design and construction of key public amenities including Freedom Park, Century Gateway park and Children's park, infrastructure improvements including street widening and off-site work in locations abutting the community center and central park and subdivision by filing of a tentative track map for the southern part of the Jordan Downs Redevelopment site.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

5 AYES, 0 NAYS, 2 ABSENT (*CADENA, DE LA CRUZ*), MOTION CARRIED

D. Agenda Items for Future Board of Commissioner Meetings

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

VII. CLOSED SESSION

Public Employee Performance Evaluation Pursuant to Government Code (§54957) and Conference with Labor Negotiator(s) Pursuant to Government Code §54957.6

Agency Designated Representative(s): The Individual(s) Appointed and Announced During Open Session

Employee Title/Unrepresented Employee: President and Chief Executive Officer

Start Time: 11:24am

End Time: 12:50pm

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

General Public Comment taken prior to going into Closed Session.

IX. ADJOURNMENT

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Cielo Castro

5 AYES, 0 NAYS, 2 ABSENT (CADENA, DE LA CRUZ), Meeting adjourned at 12:56pm