



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– JANUARY 27, 2022 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/83367753007>

ZOOM MEETING ID: 833 6775 3007

Everyone who joins this meeting will have to select a language of choice from the meeting/webinar controls when prompted by doing as follows: (1) Select “Interpretation” or “Language Interpretation;” (2) Select “English” or “Spanish;” and (3) Select “Mute Original Audio.” You must select a language. Those who do not select a language will hear the meeting in both English and Spanish.

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. 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, January 21, 2022 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. Proposed Resolution Making Findings in Accordance with Government Code Section 54953(e) Authorizing Remote Teleconference Meetings of the Board of Commissioners of the Housing Authority of the City of Los Angeles

Contact: James Johnson, General Counsel

IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Sybil Morrison, Dale Morgan and Chekyra Ellis as Employees of the Month

V. PUBLIC COMMENT INSTRUCTIONS

****Please note special Videoconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM MAY PROVIDE COMMENTS VERBALLY DURING THE VIDEOCONFERENCE OR IN WRITING VIA EMAIL

1. **ORAL PUBLIC COMMENTS** WILL BE ACCEPTED DURING THE VIDEOCONFERENCE MEETING. TO SUBMIT ORAL PUBLIC COMMENT, YOU WILL NEED TO DOWNLOAD THE ZOOM ONLINE MEETING PLATFORM AVAILABLE AT WWW.ZOOM.COM OR CONNECT TO THE MEETING IN-BROWSER.

- If using a web browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
- OR, if using a smart phone, download the ZOOM application onto your phone from the Apple Store or Google Play Store and enter the meeting ID.
- Zoom requests that you enter a first and last name, which will be visible online and will be used to notify you that it is your turn to speak.
- When the Board Chair calls for the item on which you wish to speak, click on "Raise Hand" (or dial *9 if using your phone for audio). Speakers will be notified shortly before they are called to speak by the Board Secretary. Mute all other audio before speaking, as using multiple devices can cause audio feedback.
- When called upon, unmute yourself using the screen controls (or dial *6 if using your phone for audio). Please limit your remarks to two minutes. After the comment has been given, the microphone for the speaker's Zoom profile will be muted.
- Any person that does not adhere to the Public Comment Instructions provided herein will be dismissed from the meeting. 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 interruptions or repetition in their comments.
- We ask that you only connect to the meeting using the App or In-Browser due to interpretation and language setting limitations.

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2. **WRITTEN PUBLIC COMMENTS** MAY BE SUBMITTED TO THE BOARD SECRETARY BY EMAIL AT TIFFANY.PRESCOTT@HACLA.ORG. Although it is preferred for written comments to be submitted by Wednesday, January 26, 2022 at 12:00 P.M., we will accept written comments up to and during the meeting. Please make sure your email includes name, agenda item number, and address/organization for who 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 and read each public comment into the record at the time the item is considered.

VI. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VII. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution Designating the Housing Authority of the City of Los Angeles's Resident Advisory Board

Contact: James Johnson, General Counsel

2. Proposed Resolution Approving Revisions to HACLA's Debt Management Policy to Update, Clarify and Expand HACLA's Multifamily and Other Housing Financing Opportunities

Contact: Geoffrey Moen, Director of Development

3. Proposed Resolution Authorizing An Increase in the Maximum Amount of Funding for Which the Housing Authority of the City of Los Angeles May Apply in Connection with the Submission of Multiple Applications to the Second Round of the State of California Department of Housing and Community Development ("HCD") Homekey Program On Its Own Behalf, As Well As In Collaboration with the City of Los Angeles and Authorizing the President and CEO, or Designee, to Procure and Commit Resources, to Execute Related Documents and Agreements, and to Undertake Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolutions Approving the Acquisition of the Following Two (2) Real Property Assets at Fair Market Value: (1) 10150 Hillhaven Avenue, Los Angeles, CA 91042 Totaling Thirty-Four (34) Units for \$17,750,000 and (2) 1044 N Soto Avenue, Los Angeles, CA 91042, Totaling Eighty-Five (85) Units for \$36,125,000, In Response to the California Department of Housing and Community Development's ("HCD") Notice of Funding Availability for the Homekey Program; Approving and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements, and HCD Standard Agreements, Including Purchase and Sale Agreements, and HCD Standard Agreements; Making a Determination That These Acquisitions Are Exempt From Environmental Review Under the California Environmental Quality Act; and the Undertaking of Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

5. Proposed Resolutions Approving the Acquisition of the Following Six (6) Real Property Assets at Fair Market Value (1) 21121 Vanowen Street, Los Angeles, California 91303, for \$55,240,000, (2) 2014 N. Highland Boulevard, Los Angeles, California 90068, for \$24,400,000, (3) 6531 S. Sepulveda Boulevard, Los Angeles, California 90045, for \$52,535,000, (4) 18602 S. Vermont Avenue, Los Angeles, California 90248, for \$37,808,000, (5) 20205 Ventura Boulevard, Woodland Hills, California 91364 for \$46,866,000 and (6) 19325 Londelius Street, Northridge, California 91324 for \$46,791,000 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 That These Acquisitions Are Exempt From Environmental Review Under the California Environmental Quality Act; and the Undertaking of Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

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 One Hundred Eighty-Five (185) Section 8 Project-Based Vouchers to One (1) Permanent Supportive Housing Proposal Selected Pursuant to Project-Based Voucher (“PBV”) Notice of Funding Availability (“NOFA”) No, HA-2021-164 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts and Documents Required for the Award

Contact: Carlos VanNatter, Director of Section 8

2. Proposed Resolution Authorizing the President and CEO, or His Designee, to Write Off Uncollectible Accounts Receivable Including \$120,761 for Public Housing Rental Units, and \$77,066 for Non-Public Housing Rental Units

Contact: Patricia Kataura, Director of Finance

3. Proposed Resolution Authorizing the President and CEO, or His Designee, to Purchase Public Officials Liability and Employment Practices Liability Insurance from Ironshore Specialty Insurance Company, Allied World Surplus Lines Insurance, Indian Harbor Insurance and RSUI Indemnity Company, Excess Workers’ Compensation Insurance from Star Insurance, and to Execute Related Actions

Contact: Annie Markarian, Director of Labor and Employee Relations

4. Update on Homekey Round 2 Acquisitions

Receive and File

Contact: Geoffrey Moen, Director of Development

5. Jordan Downs Redevelopment Project Quarterly Progress Report, Q4 2021

Receive and File

Contact: Geoffrey Moen, Director of Development

6. Rose Hill Courts Quarterly Report, Q4 2021

Receive and File

Contact: Geoffrey Moen, Director of Development

7. Pueblo Del Sol Quarterly Report, Q4 2021

Receive and File

Contact: Geoffrey Moen, Director of Development

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.

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

IX. 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): Chairperson Castro, Commissioner Cadena, and Commissioner Tenenbaum

Employee Title/Unrepresented Employee: President and Chief Executive Officer

X. BOARD BUSINESS ITEMS

1. Proposed Resolution of the Housing Authority Board of Commissioners Authorizing Amending the Terms and Conditions of an Employment Agreement by and Between the Housing Authority and Douglas Guthrie as President and CEO of the Housing Authority of the City of Los Angeles

Contact: Cielo Castro, Chairperson of the Board of Commissioners

XI. ADJOURNMENT

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