



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– DECEMBER 16, 2021 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/81950142009>

ZOOM MEETING ID: 819 5014 2009

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 5:00pm on Friday, December 10, 2021 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 Retirees

	<u>Years of Service</u>		<u>Years of Service</u>
Lester Sells	37	Pamela Paige	22
Lynelle Scott	36	Jose Acevedo	20
Angela Simon	33	Donna Broadnax	20
Efrain Contreras	30	Wendell Taylor	20
Trung Quach	30	Ebony Wright	19
Osita Nwabuzor	29	Mary Purvis	19
Gayane Melkonyan	28	James Smith	15
Elenita Samoza	27	Hugo Orrego	15
Paulette Miskell	25	Zendra Jackson	14
Gail Gillispie	24		

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, December 15, 2021 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. CLOSED SESSION

Conference with Labor Negotiator Pursuant to Government Code § 54957.6

Agency Designated Representative: Annie Markarian, Director of Labor and Employee Relations

Employee Organizations: American Federation of State, County and Municipal Employees Local 143; Council for Housing Professionals – Administration; Council for Housing Professionals – Management; Los Angeles County Building and Trades Council; and Service Employees International Union, Local 721

Unrepresented Employees: All HACLA non-represented and at-will employees

VIII. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution Approving and Adopting Revisions to the Successor Memorandum of Understanding Between the Housing Authority of the City of Los Angeles and the American Federation of State, County and Municipal Employees Local 143, and Authorizing the President and CEO and/or His Designee to Execute the Memorandum of Understanding Once the Approved Changes Have Been Incorporated

Contact: Annie Markarian, Director of Labor & Employee Relations

2. Proposed Resolution Approving and Adopting Revisions to the Successor Memorandum of Understanding Between the Housing Authority of the City of Los Angeles and the Service Employee International Union Local 721, and Authorizing the President and CEO and/or His Designee to Execute the Memorandum of Understanding Once the Approved Changes Have Been Incorporated

Contact: Annie Markarian, Director of Labor & Employee Relations

3. Proposed Resolution Approving and Adopting Revisions to the Successor Memorandum of Understanding Between the Housing Authority of the City of Los Angeles and the Los Angeles County Building and Trades Council, and Authorizing the President and CEO and/or His Designee to Execute the Memorandum of Understanding Once the Approved Changes Have Been Incorporated

Contact: Annie Markarian, Director of Labor & Employee Relations

4. Proposed Resolution Approving and Adopting Revisions to the Pay and Benefit Plan for Non-Represented and At-Will Employee Classifications, and Authorizing the President and CEO and/or His Designee to Implement Said Changes

Contact: Annie Markarian, Director of Labor & Employee Relations

5. Proposed Resolution Authorizing the Chairperson and the President and CEO to Adopt Revisions to the Section 8 Administrative Plan

Contact: Carlos VanNatter, Director of Section 8

6. Proposed Resolution Authorizing the President and CEO, or Designee, to Accept the FY 2021 Choice Neighborhoods Planning Grant Awarded by the U.S. Department of Housing and Urban Development (“HUD”) in the Amount of \$450,000 to Support the Development of a Neighborhood Transformation Plan for the William Mead Homes Public Housing Community and Surrounding Hope Corridor Neighborhood, and to Execute and Submit All Necessary Documents, Including Any Agreements and Various Certifications as Required by HUD to Initiate Work Under the Award

Contact: Jenny Scanlin, Chief Strategic Development Officer

7. Proposed Resolutions Approving the Acquisition of the Following Two (2) Real Property Assets at Fair Market Value: (1) 916 N Alvarado Street, Los Angeles, California 90026, for \$11,272,500, and (2) 14949 Roscoe Blvd, Los Angeles, California 91402, for \$10,000,000, 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

8. Proposed Resolution of the Board of Commissioners of the Housing Authority of the City of Los Angeles Naming and Appointing Three (3) Members to the Board of Directors for the Los Angeles LOMOD Corporation

Contact: Connie Loyola-Calumnag, Director of Los Angeles LOMOD

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 Approving and Adopting the Fiscal Year 2022 Consolidated Operating and Capital Project Budgets, Authorizing the President and CEO, or Designee, to Execute Any Required Budget Documents, Including the Conventional Public Housing, Section 8 Program, and L.A. LOMOD Annual Contributions Contracts as Amended, and to Invest Housing Authority Funds Not Required for Immediate Necessities

Contact: Marlene Garza, Chief Administrative Officer

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Contracts for Environmental Abatement Services Pursuant to Awards Under RFP HA-2021-158 with the Following Four Vendors: 1) Westcor Environmental, Inc., 2) Quality Environmental, Inc., 3) Resource Environmental, Inc., and 4) Asbestos Instant Response, Inc., each for a One-Year Contract Term with Four One-Year Options to Extend in Amount Not-to-Exceed \$5,000,000, for a Total Contracting Amount of \$20,000,000

Contact: Marisela Ocampo, Director of Housing Services

3. Proposed Resolution Approving the Tenth Amendment to the Project-Based Section 8 Contract Administration Annual Contributions Contract & Authorizing the President of the Los Angeles LOMOD Corporation to Execute the Amendment

Contact: Connie Loyola-Calumnag, Director of Los Angeles LOMOD

4. Build Hope Strategic Plan Update: Quarter One-Three, 2021 Data Visualization

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. FY 2021 3rd Quarter Budget Status Report

Receive and File

Contact: Marlene Garza, Chief Administrative 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.

IX. 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

X. 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