



Board of Commissioners
REGULAR MEETING
TELECONFERENCE

THURSDAY– APRIL 22, 2021 AT 9:00 A.M.

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 382-374-933

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 612-280-069

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, April 16, 2021 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 Jesus Nunez, Jeanette Rosales and Kevin Wong 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, APRIL 21, 2021 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 22, 2021 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. Election of the Chairperson of the Board of Commissioners

Contact: James Johnson, General Counsel

2. HACLA/LAPD Community Safety Partnership (CSP) Update (Q1 2021)

Contact: Eric R. Brown, Director of Intergovernmental Relations & Communications

3. Proposed Resolution Authorizing the Issuance and Delivery of One or More Series of Multifamily Notes by the Housing Authority of the City of Los Angeles as a Conduit Issuer in an Aggregate Principal Amount Not to Exceed \$25,000,000, to Provide Financing for the Acquisition, Rehabilitation, Construction and Equipping of Pueblo Del Sol Phase II and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and Taking Any Necessary Related Actions

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolution Authorizing the Issuance and Delivery of Multiple Series of Multifamily Housing Revenue Notes By the Housing Authority of the City of Los Angeles As a Conduit Issuer of a Tax Exempt Note(s) in an Amount Not to Exceed \$31,843,632 and a Taxable Note in an Amount Not to Exceed \$7,500,000 to Provide Financing for the Acquisition, Construction and Equipping of Rose Hill Courts Phase I, and Approving and Authorizing the Execution and Delivery of Related Documents

Contact: Geoffrey Moen, Director of Development

5. Proposed Resolution Authorizing an Amendment to the Disposition and Development Agreement and Any Other Ancillary Documents with Pueblo Del Sol II Housing Partners, L.P. to Complete the Interim Transfer of the Pueblo Del Sol Phase II Project (“Project”) to HACLA PDS LLC, a Limited Liability Company with the Housing Authority as Its Sole Member and Manager, and Subsequent Sale to Pueblo Del Sol II Housing Partners, L.P. for Implementing the RAD Conversion, Resyndication and Rehabilitation of the Project

Contact: Geoffrey Moen, Director of Development

6. Proposed Resolution Authorizing the President and CEO, or His Designee, to Enter Into a Long-Term Ground Lease, Purchase Option, Right of First Refusal, Acquisition Loan of \$7,100,000 Between HACLA and Rose Hill Courts I Housing Partners, L.P. (The “Partnership”); Issue a HACLA GAP Loan of \$8,350,000 and a Loan of Funds From the State Department of Housing and Community Development’s Infill Infrastructure Grant (“IIG”) Program in an Amount Up to \$3,519,300 Directly to the Partnership of Through a HACLA Instrumentality or Housing Promise Corporation, a Non-Profit Corporation Missioned to Serve HACLA; Enter Into a RAD Use Agreement with the U.S. Department of Housing and Urban Development; the Execution of Related Documents and Agreements; and to Undertake Various Actions in Connection Therewith in Order to Initiate the Construction of Rose Hill Courts Phase I, an 89-Unit Affordable Residential Development with Community Amenities

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 the President and CEO, or Designee, to Enter Into Intergovernmental Agreements with the Los Angeles County Department of Mental Health and the Los Angeles County Department of Health Services, to Provide Referral, Case Management and Supportive Services for the Section 8 Homeless Program

Contact: Carlos VanNatter, Director of Section 8

2. Proposed Resolution Approving the Housing Authority's Policy on Prohibiting Harassment, Discrimination, Retaliation, and Abusive Conduct/Bullying and Authorizing the Development and Implementation of Procedures in Furtherance of Said Policy

Contact: Annie Markarian, Director of Labor and Employee Relations

3. Report and Action Plan Regarding Racial Equity in the Workplace

Receive and File

Contact: Annie Markarian, Director of Labor and Employee Relations

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Submit an Application to the City of Los Angeles in Response to its Request for Proposals for Proposition K Funds and to Execute and Submit All Necessary Documents, Including Any Agreements, as Required

Contact: Marisela Ocampo, Director of Housing Services

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Five-Year Contract with Xerox Corporation for the Lease of a Xerox Nuvera MFF-100 Production Copier, For an Amount Not to Exceed \$270,000

Contact: Tina Smith-Booth, Director of Asset Management

6. Proposed Resolution Authorizing Dedication of Forty-Five (45) Section 8 Project-Based Vouchers to Jordan Downs Phase H2-A Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

7. Proposed Resolution Authorizing Dedication of Sixty-Six (66) Section 8 Project-Based Vouchers to Jordan Downs Phase H2-B Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

8. Proposed Resolution Approving, for Purposes of Section 147(F) of the Internal Revenue Code Only, the Issuance of Supplemental Private Activity Bonds or Notes in an Amount Not to Exceed \$14,970,000 by the Housing Authority of the City of Los Angeles, Solely as Conduit Bond or Conduit Note Issuer, to Assist in Financing the Total Cost of Acquisition, Construction, Redevelopment and Equipping of Jordan Downs Phase S2

Contact: Geoffrey Moen, Director of Development

9. Proposed Resolution Authorizing the President and CEO, or His Designee, to Enter Into a Revised Disposition and Development Agreement, Long-Term Ground Lease and HACLA CNI Loan Note with the Jordan Downs Phase 2, LP ("Partnership"), for the Development of Jordan Downs Phase S2, an 81-Unit Affordable Residential Development with Community Amenities

Contact: Geoffrey Moen, Director of Development

10. Jordan Downs Redevelopment Project Quarterly Progress Report (Q1 2021)

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development 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.

VII. 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

VIII. ADJOURNMENT

Commissioner Cielo Castro, Acting Chairperson
Commissioner Ben Besley
Commissioner Noramay Cadena
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
Commissioner Ana Bryan