



# 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

*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](mailto: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, 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

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

Contact: Jenny Scanlin, Chief Strategic Development Officer

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

Contact: Jenny Scanlin, Chief Strategic Development Officer

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

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

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

Contact: Jenny Scanlin, Chief Strategic Development Officer

## 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

Contact: Annie Markarian, Director of Labor and Employee Relations

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

Contact: Howard Baum, Deputy General Counsel

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

Contact: Marisela Ocampo, Director of Housing Services

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

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

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

Contact: Carlos VanNatter, Director of Section 8

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.

## 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

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