



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY – AUGUST 27, 2020 AT 9:00 A.M.

CALL-IN NUMBER: 1(646) 749-3122, ACCESS CODE: 375-979-909

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 713-361-781

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 5:30pm on Friday, August 21, 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 Felicia Perez, Marcela Corona and Beverly Locke 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, AUGUST 26, 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 AUGUST 27, 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. Report on the Effects of COVID-19 on Rental Payments

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Approving and Adopting the Fiscal Year 2020 Consolidated Midyear Operating Budget Modification, Authorizing the President and CEO, or Designee, to Execute Any Required Budget Documents, Including the Conventional Public Housing and the Section 8 Program Annual Contributions Contracts as Amended, and to Invest Housing Authority Funds Not Required for Immediate Necessities

Contact: Marlene Garza, Chief Administrative Officer

3. Proposed Resolution Authorizing the President and CEO, Subject to Legal Counsel Approval, to Negotiate Equitable Remedies in the Event of the Housing Authority's Inability to Timely Perform as Related to the Exchange of Certain Properties with the Los Angeles Unified School District Under the Terms of that First Amendment to the May 2005 Ground Lease Agreement with LAUSD for The Mendez Center, in Accordance with California Health and Safety Code Section 34312.3

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into a First Amendment to the Disposition and Development Agreement for Rose Hill Courts – Phase 1 to Provide Up to \$2,850,000 in Additional Gap Funding to Rose Hill Courts I Housing Partners, L.P. or to Make a Loan to Housing Promise Corporation in Connection with the Redevelopment of Rose Hill Courts Phase I, an 89 Unit Affordable Housing Residential Development, and to Execute Any and All Documents and Agreements Related Thereto and to Undertake Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Build Hope: Year Two Update (2019)

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 Designee, to Execute Contracts for As-Needed Fleet Maintenance, Repair and Related Services with DA Auto Group, LLC., Geforce Auto and Torrance Auto Repair, each with a Maximum Term of Five Years, for a Combined Total Contract Amount Not-to-Exceed \$970,000, Pursuant to Awards Under RFP HA-2020-95

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Amending the City National Bank Revolving Line of Credit Facility Previously Authorized Under Resolution No. 9589 to Reflect Material Changes in Terms, Authorizing the Execution and Delivery of a Credit Agreement for an Initial Revolving Commitment Amount Not-to-Exceed \$50,000,000, as well as a Fee Letter, Promissory Notes, and All Other Related Documents and Agreements Reflecting Such Revisions, and Authorizing the Use of Available and Unrestricted Funds, Including Grant Funding, as a Source of Repayment of Outstanding Loans Under the Revolving Line of Credit Facility; and the Undertaking of Various Other Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Proposed Resolution Authorizing Dedication of Fifty-Six (56) Section 8 Project-Based Vouchers to Jordan Downs Phase S4 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 the Program

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

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Provide Financial Commitments to the Jordan Downs Phase S4, LP, a California Limited Partnership, for Jordan Downs Phase S4, In Order to Proceed with a Competitive Application to the State of California Multifamily Housing Program (MHP) for \$16,350,000 in Grant Funding

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. FY 2020 Year-to-Date 2nd Quarter Budget Status Report

RECEIVE AND FILE

Contact: Marlene Garza, Chief Administrative Officer

6. USPS Mandated Transition to Centralized Mailboxes at Mar Vista Gardens Update

RECEIVE AND FILE

Contact: Marisela Ocampo, Director of Housing Services

- 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 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