RESOLUTION APPROVING SUBMISSION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF APPLICATION(S) FOR THE DISPOSITION OF NON-DWELLING PROPERTY RELATED TO THE ORIGINAL ALISO VILLAGE PROJECT AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

Douglas Guthrie          Jenny Scanlin
President & CEO  Chief Strategic Development Officer

Purpose: Authorize the President and CEO of the Housing Authority of the City of Los Angeles (the “Authority” or “HACLA”) or his designee to submit Section 18 disposition application(s) to the U.S. Department of Housing & Urban Development (“HUD”) so that the Authority can convey certain non-dwelling properties to the Los Angeles Unified School District (“LAUSD”) in a fair market value exchange for LAUSD property currently part of the Pueblo del Sol I Rental Assistance Demonstration (“RAD”) redevelopment project.

Regarding: Pursuant to Resolution No. 9536 on October 31, 2019, the Authority’s Board of Commissioners (“BOC”) authorized the resyndication, refinancing and rehabilitation of Pueblo Del Sol Phase I and II, and further through Resolution No. 9630 on September 24, 2020, authorized entering into any and all conveyance documents to effectuate the resyndication of the Pueblo Del Sol Phase I. HACLA previously ground leased land underlying the Pueblo del Sol management office (the “Utah Street Property”) from LAUSD, and as part of the completion of the Phase I RAD project closing, needed to obtain clear title to that property. LAUSD had ground leased adjacent property formerly housing Aliso Village to develop LAUSD’s Mendez Center high school campus. At the June 25, 2020 BOC Meeting, by Resolution No. 9604, the BOC authorized the President and CEO to enter into an agreement with LAUSD under which HACLA would obtain title to the Utah Street Property in exchange for several small remnant parcels of land currently included in the LAUSD lease (the “Aliso Remnant Property”) that remain under a public housing Declaration of Trust (“DOT”), subject to HUD approval, as well as part of the former Via Las Vegas public street which is not under a DOT (the “VLV Residual Rights”) (collectively “the Disposition Property”).

The DOTs involved are generally antiquated, stemming from 1954, 1989, 1990 and 2002, and are related to the former Aliso Village public housing community and/or Hope VI redevelopment of the site now known as Pueblo del Sol.

Issues: Based on an appraisal of the Utah Street Property and the VLV Residual Rights, and an extrapolation of those appraisals to the Disposition Property adjusted for parcel sizes, HACLA has determined that the fair market value of the Utah Street Property and the Disposition Property are equivalent therefore the disposition will be executed as a land swap with no cash exchanged.
HUD has communicated its willingness to assist the Housing Authority in removing the DOTs, but indicated that this process could take many months depending upon the process followed. The preferred process is a new HUD disposition approval which would remove the DOTs on the Aliso Remnant Property and clearly evidence HUD’s release of its interest in the properties.

The Disposition Property is now under ground lease from HACLA to LAUSD and would be released from the ground lease and conveyed to LAUSD upon HUD approval of the disposition application. A small sliver of the Disposition Property referred to as “Hand Ball court” parcel is also under a ground lease to Pueblo del Sol Phase II and will be released from that ground lease pursuant to HUD approval.

The Section 18 Disposition application is an administrative action required to address title issues. The subject property is already developed with the Mendez Learning Center, an LAUSD school in East Los Angeles. The campus is built on a combination of property owned by LAUSD and HACLA. The Disposition Property is a small portion of the land under the active ground lease with HACLA; and the land which will remain in the ground lease represents HACLA’s more developable or valuable properties. The Disposition Property is shown on the attached map and below.

<table>
<thead>
<tr>
<th>HACLA Parcels/Lots to be conveyed to LAUSD</th>
<th>Square footage</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handball Court Parcel</td>
<td>494</td>
<td>$21,736</td>
</tr>
<tr>
<td>Via Las Vegas Sliver - Parcel A</td>
<td>82</td>
<td>$1,804</td>
</tr>
<tr>
<td>Via Las Vegas Sliver - Parcel B</td>
<td>861</td>
<td>$18,942</td>
</tr>
<tr>
<td>Portions of Lots 6 and 8</td>
<td>6,304</td>
<td>$277,376</td>
</tr>
<tr>
<td>HACLA Parcel conveyed to LAUSD previously (not part of Section 18 application)</td>
<td>26,943</td>
<td>$592,746</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>34,684</strong></td>
<td><strong>$912,604</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LAUSD Property to be conveyed to HACLA</th>
<th>Square footage</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utah Street Parcel (Management Office)</td>
<td>23,599</td>
<td>$1,038,000</td>
</tr>
</tbody>
</table>

The Authority has carried out the required consultation with the residents of Pueblo del Sol and the Agency-wide Resident Advisory Council Leadership regarding this proposed Section 18 Disposition action through meetings in October 2020 and November 2020. The Mayor provided a letter to the Authority dated November 19, 2020 supporting this action.

As reported to the Board at the August 27, 2020 Board of Commissioner Meeting, HACLA was unable to locate HUD authorization for the Mendez School ground
lease to LAUSD. As such and following further discussions with HUD, Board approval will be sought in separate action in the near future to submit the necessary application to HUD to secure and evidence the required approval.


The land exchange secures fee simple interest of the Utah Street Property thereby providing permanent possession and control of critically needed real estate for the resyndication of the Pueblo del Sol Project and optimizing the long-term use of the management office and community facilities within the Project.

Funding: This transaction does not require funding.

Environmental Review:

**CEQA**  
In November 2019 HACLA determined that the resyndication and rehabilitation of the Pueblo Del Sol I and Pueblo Del Sol II Apartments, known as Aliso Village Public Housing Community Project, is exempt from environmental review under the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 et seq., pursuant to State CEQA Guidelines sections 15301 (Class 1) for existing facilities, 15302 (Class 2) for replacement or reconstruction, and 15061(b)(3) (common sense exemption). A Notice of Exemption was filed with the County Clerk’s office on November 1, 2019. The Section 18 disposition application and related land exchange are in furtherance of the project and would result in no additional physical changes in the environment within the purview of CEQA.

**NEPA:**  
Pursuant to 24 CFR Part 58, the City of Los Angeles, through its Housing + Community Investment Department (“HCIDLA”), served as the responsible entity for the Project under NEPA and determined that the rehabilitation of the Pueblo Del Sol Phase I and II projects is Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 24 CFR 58.5. HCIDLA is reviewing the land exchange since the submission of the Section 18 Disposition requires a NEPA review. HACLA staff anticipates that HCIDLA will determine that the land disposal is categorically excluded from further NEPA review requirements.

Section 3: This action is exempt.

Attachments:

1. Resolution
2. Maps showing Utah Street Property and Disposition Property
3. Draft Section 18 Disposition application
ATTACHMENT 1

RESOLUTION
RESOLUTION NO._______________

RESOLUTION APPROVING SUBMISSION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF APPLICATION(s) FOR THE DISPOSITION OF NON-DWELLING PROPERTY RELATED TO THE ORIGINAL ALISO VILLAGE HOUSING PROJECT AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, several small non-dwelling properties originally associated with the prior Aliso Village project (the “Aliso Remnant Property”) are of no current useful benefit to HACLA, but remain encumbered by a public housing Declaration of Trust (“DOT”);

WHEREAS, the Los Angeles Unified School District (“LAUSD”) desires to obtain the Aliso Remnant Property, as well as HACLA’s residual rights to land underlying the Via Las Vegas public street (the “VLV Rights”) that are not encumbered by a DOT (collectively the “Disposition Property”);

WHEREAS, in exchange for the Disposition Property, LAUSD has conveyed title to HACLA to property underlying the Pueblo del Sol management office (the “Utah Street Property”), which has facilitated completion of the Pueblo del Sol I Rental Assistance Demonstration (“RAD”) conversion at the Pueblo del Sol Phase I site;

WHEREAS, HACLA has determined that the fair market value of the Utah Street Property meets the fair market value of the Disposition Property plus the VLV Rights;

WHEREAS, in order to effectuate the final steps of the land exchange and the accompanying clear title for the Aliso Remnant Property, the Authority must submit Section 18 Disposition application(s) to HUD which approval by HUD will clearly evidence HUD’s release of its interest in the properties;

WHEREAS, prior to submitting the disposition application(s), the Authority is required by regulation to secure approval from the Board of Commissioners and support from the Mayor of Los Angeles and to consult with the residents;

WHEREAS, the Authority has carried out consultation with the residents of Pueblo del Sol and has consulted with the Resident Advisory Council Leadership in compliance with federal regulations; and

WHEREAS, the Mayor of the City of Los Angeles provided a letter of support for disposition of these non-dwelling properties, dated November 19, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the President and CEO or his designee to:

A. Submit to HUD an application for approval to dispose of the Aliso Remnant Property and to take any actions necessary to effectuate disposition of the Aliso Remnant Property upon HUD’s approval of the application and take all other actions necessary to effectuate the intent of this Resolution to carry out the disposition including the completion of any related title documents.
B. Execute additional documents and provide certifications to HUD related to the disposition application, to modify the application as may be required by HUD guidance, regulations or requirements with advice from legal counsel.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 17th day of December 2020.

APPROVED AS TO FORM:     HOUSING AUTHORITY OF THE
JAMES JOHNSON          CITY OF LOS ANGELES

BY: ___________________________  BY: ___________________________
    General Counsel              Chairperson
ATTACHMENT 2

MAPS SHOWING UTAH STREET PROPERTY AND DISPOSITION PROPERTY
ATTACHMENT 3

DRAFT SECTION 18 DISPOSITION APPLICATION
HACLA Owned Properties (Disposition)

Land Conveyed to LAUSD recently:
- Via Las Vegas Parcel - Mission Road to the west half of Utah St that is not subject to any HUD DOT

Proposed Disposition parcels encumbered with HUD DOTs:
- Handball Court Sliver - A narrow strip of land running along the entire northern boundary length of portion of Lot 6/Lot 8 and are part of the PDS-II property
- Portions of Lot 6 and Lot 8 - used for the school’s playground area
- Via Las Vegas Slivers – de minimis portion of Via Las Vegas located at the corners of the VLV parcel
LAUSD formerly leased to HACLA the Utah Street Property with an area of 0.54 acres.

HACLA in turn subleased this property to Aliso Village Housing Partners I for the construction and operation of the community swimming pool and the Pueblo del Sol property management office.

HACLA acquired this parcel as part of a property exchange with LAUSD and included this parcel in the new Pueblo Del Sol Phase I ground lease.
Land Swap
Draft
Section 18 Disposition Application

DECEMBER 2020
HACLA-LAUSD Section 18 Application
Portions of parcels A and B, portions of lots 6 and 8, handball court parcel

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Disposition Application HUD Form 52860

Narrative Attachments

Section 3: PHA Plan, Board Consideration, Environmental Review, Local Government Consultation

Section 3, Line 1 PHA Plan Includes Proposed Disposition Action (in process)

Section 3, Line 2 Board Resolution (draft to be considered on December 17, 2020)

Section 3, Line 3 Environmental Review (in process)

Section 3, Line 4 Local Government Consultation

Section 3, Line 5 AGO Letter of Support

Section 4: Description of Existing Development N/A

Section 5: Description of Proposed Removal

Section 5, Line 4a Survey and Legal Description

Section 5, Line 4b Declaration of Trust (in process)

Section 5, Line 4c Partial Removal Site Map

Section 5, Line 5 Appraisal Summaries

Section 6: Relocation N/A

Section 7: Resident Consultation

Section 7, Line 1 HACLA Residents Consultation Process and Meeting Materials

Section 7, Line 3 Housing Authority Resident Advisory Council (RAC) Consultation Process and Meeting Materials
HACLA-LAUSD Section 18 Application
Portions of parcels A and B, portion of lots 6 and 8, handball court parcel

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HUD 52860-A Demolition and Disposition Addendum

Section 1 Demolition N/A

Section 2 Disposition
Line 1 Justification for Disposition in accordance with 24 CFR part 970/PIH Notice 2018-04

Line 2 Method of disposition

Section 3 Gross and Net Proceed N/A

Section 4 Offer of Sale to Resident Organization
Statement supporting the exception in accordance with 970.9(b)(4)

Section 5 PHA Certification

SAC Table for Disposition Approval Letter
The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD’s Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a “DDA” number.

This form does not apply to proposed removals (conversions) under HUD’s Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

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**Section 1: General Information**

1. **Date of Application:** To be filled in by HACLA at the time the application is submitted in PIC
2. **Name of Public Housing Agency (PHA):** Housing Authority of the City of Los Angeles
3. **PHA Identification Number:** CA004
4. **PHA Address:** 2600 Wilshire Blvd, Los Angeles, CA 90057
5. **Contact Person Name at PHA:** Douglas Guthrie
6. **Contact Person Phone No.:** 213-252-2500
7. **Contact Person Email:** douglas.guthrie@hacla.org
8. **Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?**
   - Yes
   - No

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**Section 2: N/A**

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**Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation**

1. **PHA Plan:**
   - Year of PHA Plan that includes the removal action and approval date: 2020 Annual Plan (through significant amendment)
   - Year: FY2021
   - HUD Approval Date: To be confirmed

   *Attach evidence that the removal action is included in the approved PHA Plan and approval date*

2. **Board Resolution**
   - that approves the removal action; and PHA’s submission of removal application to HUD:
   - Board Resolution Number: ** Board Resolution Date: December 17, 2020

   *Attach a copy of signed PHA Board Resolution*
3. **Environmental Review:**
   Check the box for the entity that conducted the Environmental Review (ER):
   - [ ] HUD under 24 CFR part 50
   - [x] Responsible Entity (RE) under 24 CFR part 58
   Name of RE: City of Los Angeles Housing + Community Investment Department (HCIDLA)
   Date ER was conducted: ER is in process by HCID.

   Attach a copy of HUD’s approval of the Environmental Review (i.e. HUD-7015.16). See instructions.

4. **Local Government Consultation:**
   The PHA covers the following jurisdiction(s): City of Los Angeles, CA

5. **Date(s) of letter(s) of support from (local) government officials:**
   November 19, 2020

   Attach copies of all letters of support from local government officials, along with a narrative description of the PHA’s consultation (if applicable)

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### Section 4: Description of Existing Development

<table>
<thead>
<tr>
<th></th>
<th>Name of Development:</th>
<th>Pueblo del Sol (formerly Aliso Village)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>Development Number:</td>
<td>CA004005</td>
</tr>
<tr>
<td>3.</td>
<td>Date of Full Availability (DOFA):</td>
<td>N/A</td>
</tr>
<tr>
<td>4.</td>
<td>Number of Residential Buildings:</td>
<td>N/A</td>
</tr>
<tr>
<td>5.</td>
<td>Number of Non-Residential Buildings:</td>
<td>0</td>
</tr>
<tr>
<td>6.</td>
<td>Date Constructed:</td>
<td>N/A</td>
</tr>
<tr>
<td>7.</td>
<td>Is the Development Scattered Site?</td>
<td>[ ] Yes [ ] No</td>
</tr>
<tr>
<td>8.</td>
<td>Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):</td>
<td>0</td>
</tr>
<tr>
<td>9.</td>
<td>Number of Types of Structures (row houses, walk-up units, high-rise unit):</td>
<td>0</td>
</tr>
</tbody>
</table>

10. **Total Acres in Development:**

<table>
<thead>
<tr>
<th></th>
<th>Existing Unit Distribution</th>
<th>General Occupancy</th>
<th>Elderly/Disabled Designated Units</th>
<th>Total Units Being Used for Non-Dwelling Purposes</th>
<th>Total Units in Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – Bedroom</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1 – Bedroom</td>
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<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>2 – Bedrooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3 – Bedrooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
<td>4 - + Bedrooms</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

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### Section 5: Description of Proposed Removal

1. **Type of Removal Action(s)**
   (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)

   Disposition of non-dwelling land

2. **Proposed Action by Unit Type (e.g. bedroom size)**

<table>
<thead>
<tr>
<th></th>
<th>Existing Unit Distribution</th>
<th>General Occupancy</th>
<th>Elderly/Disabled Designated Units</th>
<th>UFAS Mobility Units</th>
<th>UFAS Sensory Units</th>
<th>Total Units Being Used for Non-Dwelling Purposes</th>
<th>Total Units in Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – Bedroom</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1 – Bedroom</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2 – Bedrooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3 – Bedrooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4 - + Bedrooms</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Total</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete.
3. Proposed Action by Building Type

<table>
<thead>
<tr>
<th>Buildings to be Demolished Only</th>
<th>Buildings to be Disposed of Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Buildings</td>
<td>0</td>
</tr>
<tr>
<td>Non-Residential Buildings</td>
<td>0</td>
</tr>
<tr>
<td>Total Buildings</td>
<td>0</td>
</tr>
</tbody>
</table>

If the removal action is for only a portion of property at a contiguous site, attach a site map.

4. Total Acreage Proposed for Removal (if applicable)

HACLA total disposition: 34,684 sq ft total (including Parcel A: 82, Parcel B: 861, Lots 6 and 8: 6,304, Handball Court Parcel: 494)

Previously removed, not subject to this Section 18 application: 26,943 sq ft

In return for LAUSD’s Utah Street Property totaling 23,599 sq ft

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property

HACLA 34,684 sq ft total: $912,604
LAUSD 23,599 total: $1,038,000.

This land swap will be a no cash exchange transaction. Please see narrative for explanation of the methodology used.

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?  Yes
(b) If yes, date of appraisal and name of appraiser:

Via Las Vegas Appraisal Summary A - October 23, 2019 R.P Laurain & Associates, Inc. (Long Beach, CA) for portion of Via Las Vegas. Please see narrative for explanation of the methodology used applying $44/sq ft

Appraisal Summary B - October 22, 2019 R.P Laurain & Associates, Inc. (Long Beach, CA) Please see narrative for explanation of the methodology used applying $22/sq ft

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation.

6. Timetable

<table>
<thead>
<tr>
<th>Activity</th>
<th>Estimated Number of Days After HUD Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Begin Relocation of Residents:</td>
<td>N/A -if vacant or for non-dwelling building</td>
</tr>
<tr>
<td>(b) Complete Relocation of Residents:</td>
<td>N/A -if vacant or for non-dwelling building</td>
</tr>
<tr>
<td>(c) Execute Contract for Removal</td>
<td>90 days</td>
</tr>
<tr>
<td>(d) Removal of the property</td>
<td>120 days</td>
</tr>
</tbody>
</table>

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application:
   (Note: These numbers are not editable and automatically populated when application is submitted)
   N/A

2. Number of individual residents that the PHA estimates will be displaced by this removal action:
   N/A

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability.
3. Who will provide relocation counseling and advisory services to residents? N/A

Attach a description of the relocation counseling and advisory services that will be provided to residents who will be displaced by this action.

4. What are the estimated costs of relocation and moving expenses (including advisory services)?

N/A

5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?

☐ Capital Funds  ☐ Operating Funds

☐ Funding Source Year:

☐ Non-1937 Act Funds (Non-federal refinancing and operational proceeds)

6. What comparable housing resources does the PHA expect to offer to displaced residents?

☐ Public Housing. If checked, number:

☐ Section 8 HCV (existing resources). If checked, number:

☐ Section 8 HCV (new award of TPVs) (see question #7).

If checked, number:

☐ PBV Unit. If checked, number:

☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to displaced residents.

7. Tenant Protection Vouchers (TPVs):

If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?

☐ Yes - Replacement TPVs.

If checked, number: 75

☐ Yes - Relocation TPVs.

If checked, number:

☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

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Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?

☐ Yes  ☐ No

HACLA still held meeting with residents to inform them about the land swap action.
Date(s): October 21, 2020

Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation).

2. Is there a Resident Council (at affected development)?

If yes, name of Resident Council and dates PHA consulted it:

☐ Yes  ☐ No

Name: Date(s):

☐ N/A to removal action

Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation.

3. Is there a Resident Council (PHA-wide jurisdiction)?

If yes, name of Resident Council and dates PHA consulted it:

☐ Yes  ☐ No

Name: Housing Authority Resident Advisory Council Date(s): November 12, 2020

☐ N/A to removal action

Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation.

4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)

Name of RAB: N/A
Date(s):

☐ N/A to removal action

Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation.

5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?

☐ Yes  ☐ No

Provide attachments as needed. All attachments must reference the Section and line number to which they apply. Previous versions obsolete.
Section 9: PHA Certification of Compliance

Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #Generated from PIC for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today’s date.

2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.

3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD’s general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency’s PHA or MTW Plan, and is consistent with my agency’s obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.

5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.

6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).

7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.

8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.

9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.

10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement...
this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.

11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.

12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

<table>
<thead>
<tr>
<th>Name of Authorized Official</th>
<th>Douglas Guthrie</th>
</tr>
</thead>
<tbody>
<tr>
<td>Official Title:</td>
<td>President/Chief Executive Officer</td>
</tr>
<tr>
<td>Signature:</td>
<td></td>
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<tr>
<td>Date:</td>
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</tbody>
</table>

**Form HUD-52860 Instructions**

Refer to SAC website at [www.hud.gov/sac](http://www.hud.gov/sac) for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

<table>
<thead>
<tr>
<th>Proposed Removal Action</th>
<th>Additional HUD Form Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 18 Disposition and/or Demolition</td>
<td>HUD-52860-A</td>
</tr>
<tr>
<td>Section 18 Demolition Rehab Needs and Cost-Test</td>
<td>HUD-52860-B</td>
</tr>
<tr>
<td>Section 32 Homeownership</td>
<td>HUD-52860-C</td>
</tr>
<tr>
<td>Section 33 Required Conversion</td>
<td>HUD-52860-D</td>
</tr>
<tr>
<td>Section 22 Voluntary Conversion</td>
<td>HUD-52860-E</td>
</tr>
<tr>
<td>Eminent Domain</td>
<td>HUD-52860-F</td>
</tr>
<tr>
<td>Part 200 Retention</td>
<td>HUD-52860-G</td>
</tr>
</tbody>
</table>

NOTE: The removal of public housing units from the PHA’s inventory through these actions will impact (decrease) the PHA’s Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

**Section 1: General Information**

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

**Section 2: N/A**

**Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation**
Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

**PHA Plan:** PHAs must include the removal action in their approved PHA plan for all SAC applications.

**Board Resolution:** PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

**Environmental Clearance:** HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsible Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

**Local Government Consultation:** PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

**Sections 4-9 must be completed and submitted separately for each Development covered by this Application**

### Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

### Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

**Removal Action Type:** PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.

**Property description (Unit, Building, Acreage):** PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.

**Estimated Value of Property:** Attach an independent appraiser’s appraisal summary or other valuation method.

**Timetable:** PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

### Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA’s eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PH Notice 2018-04 (or any successor or replacement notices).
If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

**Section 7: Resident Consultation**

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

**Section 8: N/A**

**Section 9: PHA Certification of Compliance**

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

**De Minimis Demolition**

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.
RESOLUTION APPROVING SUBMISSION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF APPLICATION(s) FOR THE DISPOSITION OF NON-DWELLING PROPERTY RELATED TO THE ORIGINAL ALISO VILLAGE HOUSING PROJECT AND THE UNDERTAKING OF VARIOUS ACTIONS IN CONNECTION THEREWITH

WHEREAS, several small non-dwelling properties originally associated with the prior Aliso Village project (the “Disposition Property”) are of no current useful benefit to HACLA, but remain encumbered by a public housing Declaration of Trust (“DOT”);

WHEREAS, the Los Angeles Unified School District (“LAUSD”) desires to obtain the Disposition Property, as well as HACLA’s residual rights to land underlying the Via Las Vegas public street (the “VLV Rights”) that are not encumbered by a DOT;

WHEREAS, in exchange for the Disposition Property and the VLV Rights, LAUSD has conveyed title to HACLA to property underlying the Pueblo del Sol management office (the “PDS Parcel”), which has facilitated completion of the Pueblo del Sol I Rental Assistance Demonstration (“RAD”) conversion at the Pueblo del Sol Phase I site;

WHEREAS, HACLA has determined that the fair market value of the PDS Parcel meets the fair market value of the Disposition Property plus the VLV Rights;

WHEREAS, in order to effectuate the final steps of the land exchange and the accompanying clear title for the Disposition Property, the Authority must submit Section 18 Disposition application(s) to HUD which approval by HUD will clearly evidence HUD’s release of its interest in the properties;

WHEREAS, prior to submitting the disposition application(s), the Authority is required by regulation to secure approval from the Board of Commissioners and support from the Mayor of Los Angeles and to consult with the residents;

WHEREAS, the Authority has carried out consultation with the residents of Pueblo del Sol and has consulted with the Resident Advisory Council Leadership in compliance with federal regulations; and

WHEREAS, the Mayor of the City of Los Angeles provided a letter of support for disposition of these non-dwelling properties, dated November 19, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes the President and CEO or his designee to:

A. Submit to HUD an application for approval to dispose of the Disposition Property and to take any actions necessary to effectuate disposition of the Disposition Property upon HUD’s approval of the application and take all other actions necessary to effectuate the intent of this Resolution to carry out the disposition including the completion of any related title documents.
B. Execute additional documents and provide certifications to HUD related to the disposition application, to modify the application as may be required by HUD guidance, regulations or requirements with advice from legal counsel.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

PASSED AND ADOPTED by the Housing Authority of the City of Los Angeles this 17th day of December 2020.

APPROVED AS TO FORM:
JAMES JOHNSON

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

BY: ________________________
General Counsel

BY: ________________________
Chairperson
HACLA Local Government Consultation with the City of Los Angeles

The Housing Authority of the City of Los Angeles (HACLA) owns and manages a city-wide portfolio of approximately 9,400 affordable units and administers monthly housing assistance payments for over 58,000 households throughout Los Angeles, with oversight and funding provided by the U.S. Department of Housing and Urban Development (HUD).

Affected Governmental Entity: The Chief Executive and Mayor of the City of Los Angeles serves as the affected governmental entity for HACLA’s demolition/disposition applications. HACLA notified the Mayor’s office of its intent to swap land with the Los Angeles Unified School District (LAUSD) in November 2020.

HACLA notified the Mayor’s office that this Section 18 application is an administrative action required to address title issues. The subject property is a small portion of land that was developed with the Mendez Learning Center, an LAUSD school in East Los Angeles. Therefore, the Authority is carrying out a land swap for these parcels with LAUSD on a portion of the site in order to get ownership of property located slightly north of the school where HACLA has built a management and community space for Pueblo Del Sol, one of HACLA’s public housing sites converting under the Rental Assistance Demonstration (RAD) program.

Consultation with the Mayor’s Office related to this proposed action was over email, due to restrictions related to the pandemic; the City and HALCA corresponded regarding this action on November 16, 2020.

Local Governmental Support: Mayor Garcetti, in his attached letter dated November 19, 2020, confirmed the City of Los Angeles’ support for HACLA’s proposal to swap land with LAUSD.

In formulating plans for redevelopment and prioritizing sites, HACLA works in concert with the Mayor’s office. HACLA’s leadership team meets frequently with the Mayor’s staff, provides regular updates on projects and has built local consensus in support of the agency’s efforts to preserve and reinvest in affordable housing.
November 19, 2020

Mr. Douglas Guthrie  
President and CEO  
Housing Authority of the City of Los Angeles  
2600 Wilshire Blvd.  
Los Angeles, CA 90057

Re: Proposed Disposition of Aliso Village Remnant Parcels to the Los Angeles Unified School District (LAUSD)

Dear Mr. Guthrie:

I write in support of the Housing Authority of the City of Los Angeles’ (HACLA) application to the U.S. Department of Housing and Urban Development (HUD) Special Application Center (SAC), made according to 24 CFR 970, for which HACLA is receiving title to land it currently leases underlying the Pueblo del Sol management office (the received property) in exchange for three smaller parcels related to the original Aliso Village public housing development (the disposition property). The disposition property includes residual rights to land under the Via Las Vegas public street, as well as two small proximate parcels.

This is important administratively for HACLA and LAUSD to reconcile the title records between the two agencies, particularly since the received property is an integral part of the Pueblo del Sol (PDS) community, which is currently undergoing significant reinvestment by HACLA. HACLA closed on PDS Phase I in October 2020, which is undergoing rehabilitation, and HACLA plans to close and begin rehabilitation on Phase II in 2021. HACLA intends to dispose of property to LAUSD that is of no use to HACLA but is needed by LAUSD. This land swap is a benefit to both agencies and made possible by the two agencies working together.

We understand that HACLA has met with the Pueblo del Sol residents and HACLA’s Housing Authority Resident Advisory Council (HARAC) to inform the appropriate parties about this administrative procedure. We also anticipate HACLA’s engagement efforts will continue to encourage resident, neighborhood, and City participation throughout the rehabilitation of the Pueblo del Sol community.
These actions are in line with the goals of my administration, and the goals of the greater City of Los Angeles, to create high-quality, affordable communities for residents. We feel that moving forward with the disposition of these remnant parcels are in the best interest of current residents, the surrounding neighborhood, as well as the City of Los Angeles.

Please note that as an elected official, under state law, the Fair Political Practices Commission requires the Mayor’s office to report “behest payments,” such as a letter of support on behalf of an organization seeking grant funds from governments or non-profit organizations. To allow us to comply with our reporting requirements, we ask that you provide us with certain information should you be awarded, and upon receipt of, the grant if more than $5,000. Specifically, we need to know the date you received the funds, the amount of the grant, and the time covered. The information may be sent via email to zita.davis@lacity.org.

Sincerely,

ERIC GARCETTI
Mayor
EXHIBIT "A"

H.A.C.L.A. PROPERTY (LEASE AREA):

LOTS 3 AND 4, PORTION OF LOT 5, PORTION OF VIA LAS VEGAS, PORTION OF UTAH STREET AND PORTION OF THE ALLEY AS SHOWN ON THE MAP OF TRACT NUMBER 12658 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 342 PAGES 14 TO 15 INCLUSIVE OF MAPS, AND PORTIONS OF LOTS 5, 7 AND 8 OF TRACT NUMBER 53421 IN SAID CITY AND COUNTY, RECORDED IN BOOK 1284 PAGES 56 TO 58 INCLUSIVE OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT AND ITS WESTERLY PROLIGATION, NORTH 85°45'24" WEST 330.42 FEET TO THE CENTERLINE OF UTAH STREET; THENCE, ALONG SAID CENTERLINE, NORTH 04°13'31" EAST 130.86 FEET TO THE CENTERLINE OF SAID VIA LAS VEGAS; THENCE, ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES: NORTH 85°46'10" WEST 185.69 FEET, NORTH 83°28'59" WEST 93.32 FEET AND NORTH 85°44'46" WEST 436.49 FEET; THENCE NORTH 15°38'37" EAST 58.22 FEET TO THE SOUTHERLY TERMINUS OF THE WESTERLY LINE OF SAID LOT 8 OF SAID TRACT NUMBER 53421, SAID WESTERLY LINE HAS A BEARING AND LENGTH OF "N 04°37'40" E 137.36 FEET" PER SAID TRACT; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT THE FOLLOWING TWO (2) COURSES AND ONE CURVE: ALONG SAID WESTERLY LINE, NORTH 04°33'06" EAST 137.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'42" AN ARC DISTANCE OF 31.34 FEET AND, TANGENT TO SAID CURVE, SOUTH 85°40'12" EAST 401.77 FEET; THENCE, LEAVING THE BOUNDARY OF SAID LOT 8, SOUTH 04°22'16" WEST 149.81 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 27.25 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID VIA LAS VEGAS; THENCE, ALONG SAID PARALLEL LINE, SOUTH 85°44'46" EAST 311.86 FEET TO A POINT IN THE WESTERLY LINE OF LOT 4 OF SAID TRACT NO. 12658; THENCE ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID LOT 5, NORTH 04°13'31" EAST 43.58 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 8.30 FEET NORTHERLY MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE ALONG SAID PARALLEL LINE, SOUTH 85°44'46" EAST 226.83 FEET; THENCE, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5, NORTH 04°11'57" EAST 44.33 FEET; THENCE, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, SOUTH 85°44'46" EAST 75.99 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 5, SAID POINT IS DISTANT 91.62 FEET FROM THE SOUTHERLY TERMINUS OF THE EASTERLY LINE OF SAID LOT 4 HAVING A LENGTH OF 38.99 FEET PER SAID TRACT NO. 12658; THENCE ALONG THE EASTERLY LINES OF SAID LOTS 4 AND 5 SOUTH 04°11'57" WEST 91.62 FEET TO SAID SOUTHERLY TERMINUS; THENCE SOUTH 06°13'00" WEST 71.05 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE, ALONG THE EASTERLY LINE OF SAID LOT 3, SOUTH 04°11'57" WEST 123.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 191,858 SQ. FT. = 4.40 ACRES

Ofer Shapira
L.S.7123
EXPIRES 12-31-08

LICENSED LAND SURVYOR
STATE OF CALIFORNIA

NO. 7123
Exp. 12-31-08
HACLA Owned Properties

Recent Land Conveyed to LAUSD:
- Via Las Vegas Parcel - Mission Road to the west half of Utah St that is not subject to any HUD DOT

Proposed Disposition parcels encumbered with HUD DOTs:
- Handball Court Sliver - A narrow strip of land running along the entire northern boundary length of portion of Lot 6/Lot 8 and are part of the PDS-II property
- Portions of Lot 6 and Lot 8 - used for the school’s playground area
- Via Las Vegas Slivers – de minimis portion of Via Las Vegas located at the corners of the VLV parcel
- LAUSD leased to HACLA the Utah Street Property with an area of 0.54 acres

- HACLA in turn subleased this property to Aliso Village Housing Partners I for the construction and operation of the community swimming pool and the Pueblo del Sol property management office

- HACLA acquired this parcel as part of a property exchange with LAUSD and included this parcel in the new Pueblo Del Sol Phase I ground lease
Section 5, Line 5
HACLA-LAUSD Section 18 Application
Portions of parcels A and B, portions of lots 6 and 8, Handball Court parcel

Appraisal Narrative
HACLA and its Counsel consulted with the Special Applications Center Director to confirm HACLA’s proposed methodology to extrapolate the value from previously completed appraisals was acceptable.

HACLA is submitting summary information from an appraisal that shows the value of the property that the Los Angeles Unified School District (LAUSD) recently conveyed to HACLA, the Utah Street Parcel (Management Office) is valued at $1,038,000. (R.P. Laurain & Associate Appraisal Report dated October 23, 2019).

HACLA deeded to LAUSD its residual right, title and interest in the land underlying the Via Las Vegas public street that HUD had not encumbered by a Declaration of Trust (DOT), which is Via Las Vegas West shown in green on the map on the following page). Through which HACLA has based the estimated value of properties under DOT covered by this application, which have typical characteristics in terms of configuration, frontage/depth ratio and access. The three properties shown in bold font below approximately match the appraised value of the street easement $613,492 (R.P. Laurain & Associate Appraisal Report dated October 23, 2019).

The estimated value of the portions of Lots 6 and 8 and the handball court parcel is extrapolated as $277,376 and $21,736 respectively, based on the price per square foot from the appraisal for a larger property that is located approximately 600 feet away from the subject property. HACLA is receiving property at greater value and from LAUSD, while HACLA is conveying property of lesser value.

HACLA took a similar approach to estimating the value of the remnant land parcels encumbered by the street easement for Via Las Vegas. HACLA will dispose of (Via Las Vegas West, not under DOT and cited above, and Via Las Vegas Sliver Parcels A and B, under DOT and covered by this disposition application, indicated on the map on the following page). The similar approach eliminates the easement, placing the property at half the value per square foot of the similarly located property with similar characteristics. The table below shows a total value for the property to be disposed of at $912,604, slightly lower than the $1,038,000 value of the Received Property.

<table>
<thead>
<tr>
<th>HACLA Parcels conveyed/to be conveyed to LAUSD</th>
<th>Square footage</th>
<th>Per Square Foot</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Handball Court Parcel</td>
<td>494</td>
<td>$44</td>
<td>$21,736</td>
</tr>
<tr>
<td>Via Las Vegas Sliver - Parcel A</td>
<td>82</td>
<td>$22</td>
<td>$1,804</td>
</tr>
<tr>
<td>Via Las Vegas Sliver - Parcel B</td>
<td>861</td>
<td>$22</td>
<td>$18,942</td>
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<tr>
<td>Portions of Lots 6 and 8</td>
<td>6,304</td>
<td>$44</td>
<td>$277,376</td>
</tr>
<tr>
<td>HACLA Parcel Via Las Vegas West (not part of Sec 18 app)</td>
<td>26,943</td>
<td>$22</td>
<td>$592,746</td>
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<td><strong>TOTAL</strong></td>
<td><strong>34,684</strong></td>
<td></td>
<td><strong>$912,604</strong></td>
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<table>
<thead>
<tr>
<th>LAUSD Property conveyed to HACLA</th>
<th>Square footage</th>
<th>Per Square Foot</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utah Street Parcel (Management Office) <strong>TOTAL</strong></td>
<td><strong>23,599</strong></td>
<td><strong>$44</strong></td>
<td><strong>$1,038,000</strong></td>
</tr>
</tbody>
</table>
Recent Land Conveyed to LAUSD:
- Via Las Vegas Parcel - Mission Road to the west half of Utah St that is not subject to any HUD DOTs

Proposed Disposition parcels encumbered with HUD DOTs:
- Handball Court Sliver - A narrow strip of land running along the entire northern boundary length of portion of Lot G/Lot 8 and are part of the PDS-II property
- Portions of Lot 6 and Lot 8 - used for the school's playground area
- Via Las Vegas Slivers - de minimis portion of Via Las Vegas located at the corners of the VLV parcel

Utah Parcel
23,599 sq ft
October 23, 2019

David Holmquist, Esq.
General Counsel
Los Angeles Unified School District
333 South Beaudry Avenue, 24th Floor
Los Angeles, California 90017

Subject: Update Appraisal Study
Remnant Land Parcel
Portion of Via Las Vegas

East LA Area New HS #1
Project No. 55.98013
Los Angeles, California

Dear Mr. Holmquist:

In accordance with your request and authorization, we have personally conducted an update appraisal study on the above-referenced property, as of a current date. The appraisal study included (1) an inspection of the subject property from the adjacent public right of way, (2) a review of market data in the immediate and general subject market area, and (3) valuation analyses.

The subject property represents an underlying fee ownership within a former public right of way (Via Las Vegas), located on the east side of Mission Road, extending from Mission Road to Utah Street, in the City of Los Angeles. The site has a width of 36± feet, a length of 695± feet, and contains 27,879 square feet, per various documents provided for review. The site is effectively located within the Restricted Density Multiple Dwelling Zone (RD2-1) of the City of Los Angeles and is currently developed as part of a larger public school development.

It is understood that the subject property is encumbered with a permanent street easement; the subject property is an effective remnant land parcel having little economic utility. Per your request, the subject property has been appraised under two scenarios, as follows: (1) as encumbered with a permanent street easement, and (2) under a hypothetical condition which assumes, contrary to known fact, that the Via Las Vegas right of way has been vacated, and the underlying land parcel is available for a private highest and best use.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines Hypothetical Condition as follows:
“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” USPAP further states that “Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”

The indicated value of the subject property, under the second valuation scenario, therefore, has been based on the assumption that, contrary to known fact, the Via Las Vegas right of way has been vacated, and the underlying land parcel is available for a private highest and best use. Note that use of the hypothetical condition might have affected the assignment results.

The purpose of the subject appraisal study is to estimate the fair market value of the underlying fee ownership, exclusive of the existing school improvements. After considering the various factors which influence value, the fair market value of the subject property, as of October 16, 2019, is as follows:

- Value as encumbered with street easement: $61,300
- Value as if unencumbered with street easement: $613,300

The foregoing values are subject to (1) the assumptions and limiting conditions set forth in the Preface Section, (2) the hypothetical condition utilized herein, and (3) the valuation studies set forth in the Valuation Analysis Section. No portion of this report shall be amended or deleted. This appraisal complies with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice, under Standard Rule 2-2(a), for an Appraisal Report. If you have any questions regarding this report, please contact us at your convenience.

Very truly yours,

R. P. LAURAIN & ASSOCIATES, INC.

Benjamin V. Balos, MAI, John P. Laurain, MAI, ASA
Senior Appraiser, President
Certified General Real Estate Appraiser, Certified General Real Estate Appraiser
California Certification No. AG 040853, California Certification No. AG 025754
SUBJECT PROPERTY

Aerial photograph of subject property (outlined in blue); note zoning designations (from ZIMAS website). As can be noted, the subject site (formerly part of public right of way) is now part of a larger public school development. Further note that the west portion of the subject property is referred to as the Building Encroachment Area, while the east portion is referred to as the Exchange Area. Refer to the Addenda Section for additional photographs of the subject property.

APPARENT VESTEE: It is understood that the Housing Authority of the City of Los Angeles is the owner, due to the ownership of the adjacent north parcel.

PROPERTY ADDRESS: Address not assigned; the subject property represents a portion of a former public street.

LEGAL DESCRIPTION: Portions of Lots 6 and 8, Tract No. 53421, per map recorded in Book 1284, pages 56 through 62 of Maps, in the office of the County Recorder, County of Los Angeles, California.
SITE DESCRIPTION

LOCATION: The subject property represents a portion of a former public street, Via Las Vegas, extending from Mission Road to Utah Street, in the City of Los Angeles.

LAND SHAPE: Long and narrow land configuration; refer to Assessor map on following page, as well as aerial photograph on previous page.

DIMENSIONS: The site has a width of approximately 36 feet and a length of approximately 695 feet.

LAND AREA: Per various documents provided for review, which documents are included in the Addenda Section, the subject property contains a total land area of 27,879 square feet (0.64± acres), as follows:

- Building Encroachment Area: 17,616 sq.ft.
- Exchange Area: 10,263 sq.ft.
- Total: 27,879 sq.ft.

TOPOGRAPHY: Effectively level.

DRAINAGE: Appears to be adequate.

SOIL STABILITY: Appears to be adequate based upon developments in the immediate area. A soils report, however, was not provided for review.

SOIL CONTAMINATION: None known or observed, however, a soil study has not been provided for review. The subject property has been appraised as though free of soil contaminants.

FRONTAGE/ACCESS: The subject property has frontage on Mission Road and Utah Street.

RIGHT OF WAY WIDTH: Mission Road: 92-102 feet
Utah Street: 60 feet

STREET IMPROVEMENTS: Fully improved streets.
SITE DESCRIPTION (Continued)

ENCROACHMENTS: None apparent.

EASEMENTS: A title report was not provided for review. It is understood that the subject property is encumbered with a permanent street easement. Based on the permanent nature and effective fee use of the subject site, the permanent street easement is considered tantamount to a fee ownership.

Per the request of the client, under the second valuation scenario the subject site has been appraised under a hypothetical condition which assumes, contrary to known fact, that the Via Las Vegas right of way has been vacated.

PRESENT USE: Part of larger school development; this appraisal pertains to the underlying fee ownership, exclusive of the existing school improvements.

ZONING: Inasmuch as the subject site is part of a former public right of way, the site is not located in a specific zone. The properties adjacent north of the subject is located in the RD2-1 “Restricted Density Multiple Dwelling Zone” of the City of Los Angeles. The properties adjacent south of the subject site are located in the [Q]CM-1 (commercial manufacturing) zone of the City of Los Angeles. Inasmuch as the subject property is owned by the Housing Authority of the City of Los Angeles (adjacent north property owner), it is considered reasonably probable that, absent the public school use, the subject site would be zoned RD2-1. Uses permitted within the RD zone include single family residential, multiple family residential, and apartment buildings; accessory buildings, including accessory living quarters, are also permitted.

The development density in the RD2-1 zone is one unit per 2,000 square feet of land area.
SITE DESCRIPTION (Continued)

ZONING: (Continued) The suffix of the number 1 pertains to the maximum building height, which is limited to three times the buildable area of the lot.

Development standards include a minimum lot size of 5,000 square feet, a front yard setback of 15 feet, a rear yard setback of 15 feet, and a side yard setback of 5 feet; lots less than 50 feet wide require a side yard setback requirement of 10% of the lot width, with a 3-foot minimum. The residential parking requirement is two automobile parking spaces for each dwelling; one of the required parking spaces shall be provided within a private garage.

HIGHEST AND BEST USE: Refer to the Valuation Analysis Section for a discussion regarding the highest and best use of the subject property.

IMPROVEMENTS

COMMENT: While the subject property is part of an existing school development, the property has been appraised as effectively vacant land.

ASSESSMENT DATA

ASSESSOR’S PARCEL NO.: Not assigned; located adjacent south of APNs 5173-029-947 and 948.

ASSESSED VALUATIONS: Not published by Los Angeles County Assessor.

TAX CODE AREA: 4

TAX YEAR: 2019-2020

REAL ESTATE TAXES: Not published by Los Angeles County Assessor.*

* Real estate taxes will be adjusted in the event the subject property is sold to a private party or private corporation. The adjusted real estate tax burden will be 1.174279% of the sale price, or Assessor’s “cash value.” In the absence of a sale, transfer, or capital improvements, the maximum allowable increase in the assessed valuations is 2% per year (per the Real Estate Tax Initiative of 1978, known as Proposition 13).
OWNERSHIP HISTORY

COMMENT: A title report was not provided for review. The adjacent northerly parcels (APNs 5173-029-947 and 948) have been vested with the Housing Authority of the City of Los Angeles for more than 15 years. Due to the date of acquisition, the purchase price is not considered relevant to the current market value.

NEIGHBORHOOD ENVIRONMENT

LOCATION: The subject property is located in the Boyle Heights District, in an area commonly known as the Pico-Aliso neighborhood. The Boyle Heights District is generally bounded by the San Bernardino (10) Freeway, Pomona (60) Freeway, Los Angeles River, and Indiana Avenue, on the north, south, east, and west, respectively.

Primary access to the subject area is via Mission Road, Cesar E. Chavez Avenue, and First Street. The interchange for the Santa Ana, Santa Monica, and Pomona Freeways is located at the southwest portion of the subject neighborhood; the interchange for the Santa Ana, Hollywood, and San Bernardino Freeways is located toward the northwest portion of the subject neighborhood. Said freeways are part of the freeway network serving the greater Los Angeles and Orange County Region.

LAND USES: The Boyle Heights District is developed with commercial and multiple family residential properties on primary thoroughfare, and residential properties on secondary streets. Commercial districts are located along Cesar E. Chavez Avenue, First Street, Fourth Street, and Whittier Boulevard, which thoroughfares generally extend in a northwest-southeast direction. The residential properties range from older single family dwellings to older and newer multiple family apartment building properties.
LAND USES: (Continued) The immediate subject area (Pico-Aliso) has a small number of commercial facilities on First Street, and a number of industrial facilities immediately east of the Los Angeles River.

The Pueblo del Sol Apartments housing project (affordable housing) is located immediately north of the subject property, at the northeast corner of Mission Road and Plaza Del Sol; the project is administered by the Housing Authority of the City of Los Angeles.

The Pico-Aliso Station of the Goldline Metro rail line is located immediately southeast of the subject property, along First Street, east of Anderson Street.

BUILD-UP: The development level of land in the general subject area, inclusive of off-street parking lots and parks, is approximately 95%.

OCCUPANCY: Commercial: 30±% owners 70±% tenants

Industrial: 50±% owners 50±% tenants

Multiple family residential: 5±% owners 95±% tenants

Single family residential: 85±% owners 15±% tenants

MEDIAN HOME PRICE: Per Zillow, the median home price in the subject mailing zip code (90033) is $493,500; said price is based on data available as of September 30, 2019.

PRICE TREND: There was an upward value trend affecting residential properties in the subject market area, from 2001 through the mid portion of 2006, after which property values generally stabilized.
NEIGHBORHOOD ENVIRONMENT  (Continued)

PRICE TREND:  (Continued)  Beginning in 2007, residential property values began to decrease significantly. The decrease in residential sales activity and pricing continued through the latter portion of 2008, due primarily to the subprime credit and housing crisis, plus a lack of available financing.

In the first portion of 2009 residential values abruptly stabilized, due primarily to fiscal stimulus programs and first time home buyer tax credits. The residential real estate market remained largely flat (level) through the mid portion of 2012.

Residential property values began to increase in the first part of 2013, due largely to the continued availability of relatively low mortgage interest rates. Said price increase continued through the first quarter of 2019, after which residential property values generally stabilized. Residential property values in the subject market have been generally level (stable) since approximately April 2019.

OTHER:  The availability of commercial facilities, industrial centers, housing, schools, transportation, parks and recreational opportunities, and other public facilities in the subject neighborhood, is rated good. The City of Los Angeles provides police and fire protection.

See Valuation Analysis in the following Section.
VALUATION ANALYSIS (Continued)

LAND VALUE, AS IF “TYPICAL” SITE: (Continued)

As stated, the rate per square foot of land area has been utilized as the primary factor in this analysis; the rate per unit was utilized as a secondary check. In general, the higher the development density at a site, the higher the rate per square foot of land area. Conversely, however, the higher the development density, the lower the rate per unit, inasmuch as an increase in development density decreases the overall land area per unit (i.e. smaller lots).

The reader is referred to the Market Analysis Comparison Grid on the following page. As can be noted, the land sale properties required transactional adjustments for market conditions, ranging from 0.75% to 9.75%. None of the comparable land sales required adjustments for property rights conveyed, financing, conditions of sale, or expenditures after sale.

The comparability adjustments which were applied to the land sales are judgment estimates which are intended to equate the subject land parcel, as if typical, with the respective land sales. Adjustments for the various elements of comparability were applied on a qualitative basis due to the lack of direct market evidence regarding quantitative adjustments in the subject market.

Refer to the following array, which sets forth the various land sales, based on the overall comparability thereof, as compared to the subject site, as if typical. As stated, the unit rates have been adjusted for transactional adjustments, which in the subject case is limited to market conditions. The adjusted sale prices range from $29.68 to $63.00 per square foot of land area, as follows:

<table>
<thead>
<tr>
<th>Data</th>
<th>Overall Comparability</th>
<th>Rate Per SF Land</th>
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</thead>
<tbody>
<tr>
<td>5</td>
<td>superior</td>
<td>$63.00</td>
</tr>
<tr>
<td>8</td>
<td>superior</td>
<td>$52.80</td>
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<tr>
<td>4</td>
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<tr>
<td>2</td>
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<tr>
<td>Subject</td>
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<tr>
<td>3</td>
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<td>$43.19</td>
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<tr>
<td>10</td>
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<td>6</td>
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<td>$29.83</td>
</tr>
<tr>
<td>9</td>
<td>inferior</td>
<td>$29.68</td>
</tr>
</tbody>
</table>
October 23, 2019

David Holmquist, Esq.
General Counsel
Los Angeles Unified School District
333 South Beaudry Avenue, 24th Floor
Los Angeles, California 90017

Subject: Update Appraisal Study
Remnant Land Parcel
Portion of Via Las Vegas

Dear Mr. Holmquist:

In accordance with your request and authorization, we have personally conducted an update appraisal study on the above-referenced property, as of a current date. The appraisal study included (1) an inspection of the subject property from the adjacent public right of way, (2) a review of market data in the immediate and general subject market area, and (3) valuation analyses.

The subject property represents an underlying fee ownership within a former public right of way (Via Las Vegas), located on the east side of Mission Road, extending from Mission Road to Utah Street, in the City of Los Angeles. The site has a width of 36± feet, a length of 695± feet, and contains 27,879 square feet, per various documents provided for review. The site is effectively located within the Restricted Density Multiple Dwelling Zone (RD2-1) of the City of Los Angeles and is currently developed as part of a larger public school development.

It is understood that the subject property is encumbered with a permanent street easement; the subject property is an effective remnant land parcel having little economic utility. Per your request, the subject property has been appraised under two scenarios, as follows: (1) as encumbered with a permanent street easement, and (2) under a hypothetical condition which assumes, contrary to known fact, that the Via Las Vegas right of way has been vacated, and the underlying land parcel is available for a private highest and best use.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines Hypothetical Condition as follows:

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R. P. Laurain & Associates
Incorporated

October 23, 2019

David Holmquist, Esq.
General Counsel
Los Angeles Unified School District
333 South Beaudry Avenue, 24th Floor
Los Angeles, California 90017

Subject: Update Appraisal Study
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Portion of Via Las Vegas

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R. P. Laurain & Associates
Incorporated
“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” USPAP further states that “Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”

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The purpose of the subject appraisal study is to estimate the fair market value of the underlying fee ownership, exclusive of the existing school improvements. After considering the various factors which influence value, the fair market value of the subject property, as of October 16, 2019, is as follows:

- Value as encumbered with street easement: $61,300
- Value as if unencumbered with street easement: $613,300

The foregoing values are subject to (1) the assumptions and limiting conditions set forth in the Preface Section, (2) the hypothetical condition utilized herein, and (3) the valuation studies set forth in the Valuation Analysis Section. No portion of this report shall be amended or deleted. This appraisal complies with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice, under Standard Rule 2-2(a), for an Appraisal Report. If you have any questions regarding this report, please contact us at your convenience.

Very truly yours,

R. P. LAURAIN & ASSOCIATES, INC.

Benjamin V. Balos, MAI
Senior Appraiser
Certified General Real Estate Appraiser
California Certification No. AG 040853

John P. Laurain, MAI, ASA
President
Certified General Real Estate Appraiser
California Certification No. AG 025754
SUBJECT PROPERTY

Aerial photograph of subject property (outlined in blue); note zoning designations (from ZIMAS website). As can be noted, the subject site (formerly part of public right of way) is now part of a larger public school development. Further note that the west portion of the subject property is referred to as the Building Encroachment Area, while the east portion is referred to as the Exchange Area. Refer to the Addenda Section for additional photographs of the subject property.

APPARENT VESTEE: It is understood that the Housing Authority of the City of Los Angeles is the owner, due to the ownership of the adjacent north parcel.

PROPERTY ADDRESS: Address not assigned; the subject property represents a portion of a former public street.

LEGAL DESCRIPTION: Portions of Lots 6 and 8, Tract No. 53421, per map recorded in Book 1284, pages 56 through 62 of Maps, in the office of the County Recorder, County of Los Angeles, California.
SITE DESCRIPTION

LOCATION: The subject property represents a portion of a former public street, Via Las Vegas, extending from Mission Road to Utah Street, in the City of Los Angeles.

LAND SHAPE: Long and narrow land configuration; refer to Assessor map on following page, as well as aerial photograph on previous page.

DIMENSIONS: The site has a width of approximately 36 feet and a length of approximately 695 feet.

LAND AREA: Per various documents provided for review, which documents are included in the Addenda Section, the subject property contains a total land area of 27,879 square feet (0.64± acres), as follows:

- Building Encroachment Area: 17,616 sq.ft.
- Exchange Area: 10,263 sq.ft.
- Total: 27,879 sq.ft.

TOPOGRAPHY: Effectively level.

DRAINAGE: Appears to be adequate.

SOIL STABILITY: Appears to be adequate based upon developments in the immediate area. A soils report, however, was not provided for review.

SOIL CONTAMINATION: None known or observed, however, a soil study has not been provided for review. The subject property has been appraised as though free of soil contaminants.

FRONTAGE/ACCESS: The subject property has frontage on Mission Road and Utah Street.

RIGHT OF WAY WIDTH: Mission Road: 92-102 feet
Utah Street: 60 feet

STREET IMPROVEMENTS: Fully improved streets.
SITE DESCRIPTION (Continued)

ENCROACHMENTS: None apparent.

EASEMENTS: A title report was not provided for review. It is understood that the subject property is encumbered with a permanent street easement. Based on the permanent nature and effective fee use of the subject site, the permanent street easement is considered tantamount to a fee ownership.

Per the request of the client, under the second valuation scenario the subject site has been appraised under a hypothetical condition which assumes, contrary to known fact, that the Via Las Vegas right of way has been vacated.

PRESENT USE: Part of larger school development; this appraisal pertains to the underlying fee ownership, exclusive of the existing school improvements.

ZONING: Inasmuch as the subject site is part of a former public right of way, the site is not located in a specific zone. The properties adjacent north of the subject is located in the RD2-1 “Restricted Density Multiple Dwelling Zone” of the City of Los Angeles. The properties adjacent south of the subject site are located in the [Q]CM-1 (commercial manufacturing) zone of the City of Los Angeles. Inasmuch as the subject property is owned by the Housing Authority of the City of Los Angeles (adjacent north property owner), it is considered reasonably probable that, absent the public school use, the subject site would be zoned RD2-1. Uses permitted within the RD zone include single family residential, multiple family residential, and apartment buildings; accessory buildings, including accessory living quarters, are also permitted.

The development density in the RD2-1 zone is one unit per 2,000 square feet of land area.
SITE DESCRIPTION (Continued)

ZONING: (Continued)  

The suffix of the number 1 pertains to the maximum building height, which is limited to three times the buildable area of the lot.

Development standards include a minimum lot size of 5,000 square feet, a front yard setback of 15 feet, a rear yard setback of 15 feet, and a side yard setback of 5 feet; lots less than 50 feet wide require a side yard setback requirement of 10% of the lot width, with a 3-foot minimum. The residential parking requirement is two automobile parking spaces for each dwelling; one of the required parking spaces shall be provided within a private garage.

HIGHEST AND BEST USE:  
Refer to the Valuation Analysis Section for a discussion regarding the highest and best use of the subject property.

IMPROVEMENTS  

COMMENT:  
While the subject property is part of an existing school development, the property has been appraised as effectively vacant land.

ASSESSMENT DATA  

ASSESSOR’S PARCEL NO.:  
Not assigned; located adjacent south of APNs 5173-029-947 and 948.

ASSESSED VALUATIONS:  
Not published by Los Angeles County Assessor.

TAX CODE AREA:  
4

TAX YEAR:  
2019-2020

REAL ESTATE TAXES:  
Not published by Los Angeles County Assessor.*

* Real estate taxes will be adjusted in the event the subject property is sold to a private party or private corporation. The adjusted real estate tax burden will be 1.174279% of the sale price, or Assessor’s “cash value.” In the absence of a sale, transfer, or capital improvements, the maximum allowable increase in the assessed valuations is 2% per year (per the Real Estate Tax Initiative of 1978, known as Proposition 13).
OWNERSHIP HISTORY

COMMENT: A title report was not provided for review. The adjacent northerly parcels (APNs 5173-029-947 and 948) have been vested with the Housing Authority of the City of Los Angeles for more than 15 years. Due to the date of acquisition, the purchase price is not considered relevant to the current market value.

NEIGHBORHOOD ENVIRONMENT

LOCATION: The subject property is located in the Boyle Heights District, in an area commonly known as the Pico-Aliso neighborhood. The Boyle Heights District is generally bounded by the San Bernadino (10) Freeway, Pomona (60) Freeway, Los Angeles River, and Indiana Avenue, on the north, south, east, and west, respectively.

Primary access to the subject area is via Mission Road, Cesar E. Chavez Avenue, and First Street. The interchange for the Santa Ana, Santa Monica, and Pomona Freeways is located at the southwest portion of the subject neighborhood; the interchange for the Santa Ana, Hollywood, and San Bernardino Freeways is located toward the northwest portion of the subject neighborhood. Said freeways are part of the freeway network serving the greater Los Angeles and Orange County Region.

LAND USES: The Boyle Heights District is developed with commercial and multiple family residential properties on primary thoroughfare, and residential properties on secondary streets. Commercial districts are located along Cesar E. Chavez Avenue, First Street, Fourth Street, and Whittier Boulevard, which thoroughfares generally extend in a northwest-southeast direction. The residential properties range from older single family dwellings to older and newer multiple family apartment building properties.
The immediate subject area (Pico-Aliso) has a small number of commercial facilities on First Street, and a number of industrial facilities immediately east of the Los Angeles River.

The Pueblo del Sol Apartments housing project (affordable housing) is located immediately north of the subject property, at the northeast corner of Mission Road and Plaza Del Sol; the project is administered by the Housing Authority of the City of Los Angeles.

The Pico-Aliso Station of the Goldline Metro rail line is located immediately southeast of the subject property, along First Street, east of Anderson Street.

The development level of land in the general subject area, inclusive of off-street parking lots and parks, is approximately 95%.

### OCCUPANCY:

- **Commercial:** 30±% owners, 70±% tenants
- **Industrial:** 50±% owners, 50±% tenants
- **Multiple family residential:** 5±% owners, 95±% tenants
- **Single family residential:** 85±% owners, 15±% tenants

### MEDIAN HOME PRICE:

Per Zillow, the median home price in the subject mailing zip code (90033) is $493,500; said price is based on data available as of September 30, 2019.

### PRICE TREND:

There was an upward value trend affecting residential properties in the subject market area, from 2001 through the mid portion of 2006, after which property values generally stabilized.
NEIGHBORHOOD ENVIRONMENT (Continued)

PRICE TREND: (Continued) Beginning in 2007, residential property values began to decrease significantly. The decrease in residential sales activity and pricing continued through the latter portion of 2008, due primarily to the subprime credit and housing crisis, plus a lack of available financing.

In the first portion of 2009 residential values abruptly stabilized, due primarily to fiscal stimulus programs and first time home buyer tax credits. The residential real estate market remained largely flat (level) through the mid portion of 2012.

Residential property values began to increase in the first part of 2013, due largely to the continued availability of relatively low mortgage interest rates. Said price increase continued through the first quarter of 2019, after which residential property values generally stabilized. Residential property values in the subject market have been generally level (stable) since approximately April 2019.

OTHER: The availability of commercial facilities, industrial centers, housing, schools, transportation, parks and recreational opportunities, and other public facilities in the subject neighborhood, is rated good. The City of Los Angeles provides police and fire protection.

See Valuation Analysis in the following Section.
VALUATION ANALYSIS (Continued)

LAND VALUE, AS IF “TYPICAL” SITE: (Continued)

As stated, the rate per square foot of land area has been utilized as the primary factor in this analysis; the rate per unit was utilized as a secondary check. In general, the higher the development density at a site, the higher the rate per square foot of land area. Conversely, however, the higher the development density, the lower the rate per unit, inasmuch as an increase in development density decreases the overall land area per unit (i.e. smaller lots).

The reader is referred to the Market Analysis Comparison Grid on the following page. As can be noted, the land sale properties required transactional adjustments for market conditions, ranging from 0.75% to 9.75%. None of the comparable land sales required adjustments for property rights conveyed, financing, conditions of sale, or expenditures after sale.

The comparability adjustments which were applied to the land sales are judgment estimates which are intended to equate the subject land parcel, as if typical, with the respective land sales. Adjustments for the various elements of comparability were applied on a qualitative basis due to the lack of direct market evidence regarding quantitative adjustments in the subject market.

Refer to the following array, which sets forth the various land sales, based on the overall comparability thereof, as compared to the subject site, as if typical. As stated, the unit rates have been adjusted for transactional adjustments, which in the subject case is limited to market conditions. The adjusted sale prices range from $29.68 to $63.00 per square foot of land area, as follows:

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<th>Overall Comparability</th>
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<tr>
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HACLA-LAUSD Section 18 Application

Portions of parcels A and B, portions of lots 6 and 8, Handball Court parcel

Resident Consultation Process

The Housing Authority of the City of Los Angeles (HACLA) is proposing a land swap with the Los Angeles Unified School District (LAUSD) as an administrative action required to address title issues. The subject property is a small portion of land that was developed with the Mendez Learning Center, an LAUSD school in East Los Angeles. Therefore, the Authority is carrying out a land swap for these parcels with LAUSD on a portion of the site in order to get ownership of property located slightly north of the school where HACLA has built a management and community space for Pueblo Del Sol, one of HACLA’s public housing sites converting under the Rental Assistance Demonstration (RAD) program.

Resident Consultation Date and Method: HACLA’s most recent resident consultation with the Pueblo del Sol residents was held on October 21, 2020, by conference call. At this meeting HACLA informed the residents about the land swap with LAUSD to keep them informed, no residents will be impacted by this action.

This method of consultation was required due to the coronavirus pandemic and follows guidance issued by the Center for Disease Control regarding social distancing requirements. Based on the clarification of statutory and regulatory requirements published by the HUD Special Applications Center on its website in April 2020 and periodically updated, housing authorities are permitted to hold required resident consultation meetings remotely, provided they can accept and post answers to questions submitted during the meeting. Furthermore, HUD requires that housing authorities ensure they can comply with Section 504 of the Americans with Disability Act.

Section 18 and 24 CFR part 970 requires PHAs to consult with residents who will be affected by the disposition and the Resident Advisory Council. HUD permits remote meetings; HACLA elected to hold the meeting by audio conference call to attempt to make resident participation as inclusive as possible and less cumbersome, particularly on older residents and households without internet access.

Resident Notifications and Outreach: HACLA invited each Pueblo del Sol household providing an invitation and slide presentation before the call.

Resident Accessibility: HACLA translated the invitation and meeting materials into Spanish and Korean, and it offered translation into other languages as requested. HACLA also provides a TTY number, which provides access to people with hearing and speech challenges, allowing the individuals to communicate by typing messages.

Resident Consultation Call: HACLA informed the residents of their right to comment and provided an overall update on the Pueblo del Sol redevelopment project. The HACLA team explained the Section 18 process related to the land swap, timing, and confirmed that the action would have no impact on residents. Following the discussion was a
question-and-answer session for attendees. Questions and answers and comments are
attached with the other meeting materials.

Please find the meeting invitation and presentation slides were provided to each household before the call attached. The call log and questions/answers are also attached.

**Resident Meeting Attachments:**
- Meeting notices provided to each household (provided to residents and attached in English, Spanish and Korean)
- Call participant log
- Presentation provided to each household in advance of the call (provided to residents in English, Spanish and Korean, attached in English)
- Questions and Answers from the English, Spanish and Korean conference calls

In addition to this resident meeting, HACLA consulted with the Resident Advisory Council (RAC) by conference call on November 12, 2020. Similar meeting materials were provided to the RAC before the meeting.

- Meeting notices emailed to RAC members (provided in English and Spanish)
- Call participant log
- Presentation emailed to each RAC member in advance of the call (provided in English and Spanish)
PUEBLO DEL SOL
RESIDENT CONSULTATION
CONFERENCE CALL MEETING

SPECIAL TOPIC OF DISCUSSION:
Phase I Resident Meeting

Due to COVID-19 this will be conducted via telephone conference.

You are invited to take an active role in your community by being a part of a conference call on October 21, 2020. This is a resident consultation meeting that will serve as a status update on the proposed renovations, upgrades and relocation refresher for Phase I residents of the Pueblo Del Sol public housing property.

Agenda
I. STATUS UPDATE - HOUSING PROGRAMS
II. PROJECT SCHEDULE
III. PROPOSED RENOVATIONS
IV. RELOCATION REFRESHER
V. HACLA LAUSD LAND EXCHANGE

Please join us to learn more!

We look forward to hearing from you!

CALL IN INSTRUCTIONS
1. Dial the number according to language at the correct time
2. Wait for the prompt after you’re connected
3. Enter the meeting ID or access code
4. Announce yourself when you’re connected to the call

Call in schedule:
English / Spanish
5:30 PM

English
Dial in: +1 (669) 900-6833
Meeting ID: 276-294-8030#

Spanish
Dial in: +1 (669) 900-6833
Meeting ID: 679-753-1544#

THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
www.hacla.org
HACLA Central Office
2600 Wilshire Blvd. Los Angeles, CA 90057
Tel: (213) 252-1872
PUEBLO DEL SOL
REUNIÓN DE CONSULTA CON LOS
RESIDENTES VÍA TELECONFERENCIA

TEMA ESPECIAL DE DISCUSIÓN:
Reunión de Residentes de la Fase I

Debido a COVID-19, esta reunión se llevará a cabo a
través de teleconferencia.

Usted está invitado a asumir un papel activo en su comunidad al ser
parte de una conferencia telefónica el 21 de octubre de 2020. Esta
reunión de consulta de residentes tendrá como fin brindarle una
actualización del estado de las renovaciones y mejoras propuestas y una
actualización respecto de la reubicación para los residentes de la Fase I
de la propiedad de vivienda pública de Pueblo del Sol.

Ordén del Día
I. ACTUALIZACIÓN DEL ESTADO - PROGRAMAS DE
   VIVIENDA
II. CALENDARIO DEL PROYECTO
III. RENOVACIONES PROPUESTAS
IV. ACTUALIZACIÓN DE LA REUBICACIÓN
V. INTERCAMBIO DE TIERRAS HACLA LAUSD

¡Acompáñenos para conocer más!
¡Esperamos que se conecte a la reunión!

INSTRUCCIONES PARA UNIRSE A LA LLAMADA
1. Marque el número dependiendo del idioma que desea a
   la hora establecida
2. Espere el aviso después de que se conecte
3. Ingrese el ID de la reunión o el código de acceso
4. Anúnciese cuando esté conectado a la llamada

Miércoles, 21 de octubre
Horario de la llamada:
Ingles / Español
5:30 P.M.

Inglés
Marcar: +1 (669) 900-6833
ID de la reunión: 276-294-8030#

Español
Marcar: +1 (669) 900-6833
ID de la reunión: 679-753-1544#

LA AUTORIDAD DE
VIVIENDA DE LA
CIUDAD DE LOS
ANGELES
www.hacla.org
Oficina Central de HACLA
2600 Wilshire Blvd. Los
Angeles, CA 90057
Tel: (213) 252-1872
PUEBLO DEL SOL
RESIDENT CONSULTATION
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THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
www.hacla.org
HACLA Central Office
2600 Wilshire Blvd. Los Angeles, CA 90057
Tel: (213) 252-1872
푸에블로 델 솔 주민회의 컨퍼런스 콜 모임

특별 논의 주제:
Ⅰ 단계 주민 모임

코로나-19로 인해 전화회의로 진행됩니다

오늘 2020년 10월 21일 전화회의에 참석하여 커뮤니티의 일원으로서 중요한 역할을 해 주시기 바랍니다. 이 주민회의 모임은 제안된 개선안, 업그레이드와 이전계획 점검등 최신정보에 관한 푸에블로 델 솔 공공주택 I 단계 주민들을 위한 모임입니다.

의제
Ⅰ. 최근 상황 - 하우징 프로그램
Ⅱ. 프로젝트 스케줄
Ⅲ. 제안된 개선안
Ⅳ. 이전계획을 위한 점검
Ⅴ. HACLA LAUSD 토지 교환

더 많은 정보를 위해 참석하시기 바랍니다!

여러분의 의견을 기다립니다!

전화 모임 참여 방법
1. 정해진 모임 시간에 관련 언어에 따라 전화합니다
2. 연결 후 최종 연결을 위해 기다립니다
3. 미팅 ID 또는 액세스 코드를 입력합니다
4. 전화에 연결된 후 자신을 소개합니다
Pueblo Del Sol Phase I Resident Meeting – October 21, 2020
5:30 PM - 07:14 PM
IDs: 679 753 1544, 276 294 8030

Attendees

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PUEBLO DEL SOL
PHASE I
RESIDENT MEETING

OCTOBER 21, 2021
AGENDA

I. STATUS UPDATE - HOUSING PROGRAMS
II. PROJECT SCHEDULE
III. PROPOSED RENOVATIONS
IV. RELOCATION REFRESHER
V. HACLA LAUSD LAND EXCHANGE
I. STATUS UPDATE-HOUSING PROGRAMS

**HUD REVIEW**
- HACLA approval at Sept. BOC meeting
- HUD approval scheduled for Oct 22nd.
- Lender/Investor have completed their approval
- HACLA entity acquire property around Oct 26th
- RAD transaction closing scheduled to close on Oct 30th

**PUBLIC HOUSING**
- 30-day notice of public housing lease termination sent October 1st. Requirement of the RAD program.
- Meeting October 14th to answer questions regarding new lease
- Management scheduling appointments for residents to sign new leases that include RAD and PBV language.

**PBV PROCESS**
- 57 tax-credit residents submitted PBV applications
- Section 8 is processing applications to determine eligibility
- If eligible, residents will be contacted with new rent and to sign new lease
- Tax-credit residents with no PBV will sign a new lease during their recertification with management.
PUEBLO DEL SOL – PROJECT PHASING

Phase I

Phase II

Phase I

Phase II
II. PROJECT SCHEDULE – PHASE I

2020
- Resident Design Meeting
  March 2020
- Received Tax Credit Award
  April 2020
- Resident Video Conference & Submit RAD Finance Plan
  June 2020
- Receive RCC from HUD
  July/Aug 2020
- Resident Update
  Aug 2020
- Exterior Sitework Renovations Begin
  Nov 2020

2021
- Unit Interior Renovations Begin
  Jan 2021
- Management Building Renovations Begin
  April 2021
III. PROPOSED RENOVATIONS

BUILDING EXTERIORS
- New Flat Roofs
- Recoated Decks
- Repainted Exteriors
- New Garage Doors
- Repaired Rain Gutters

SITE WORK
- Tot-Lot Upgrades
- Upgraded Grilling Areas
- Landscaping Upgrades
- Community Gardens
- Improved Site Lighting
- Expanded Security Camera System
- Improved ADA Pathways
- Pool Area Upgrades
**Unit Interior Improvements**

- New Light Fixtures
- New Flooring & Paint
- New Door Hardware
- New Window Blinds
- New HVAC System & Washer/Dryer
- New Smoke & CO2 Detectors
- ADA Unit Improvements

**Kitchens:**
- New Cabinets
- New Counter Tops
- New Appliances
- New Fixtures
- New Backsplash

**Bathrooms**
- New Vanity & Sink
- New Lights
- New Hardware
- New Toilets
- Refinished Tubs

**Bedrooms**
- New light fixtures
- New Carpet flooring

*Photos are of recently completed projects by the Developer, and they do not reflect actual selected finishes for this project. The exact designs, finishes, materials, and appliances are not represented and all photos are for reference and illustration purposes only.*

Finish Package “Cozy” as Selected by residents shown above.
PROPERTY MANAGEMENT BUILDING

Property Management Building
PROPERTY MANAGEMENT BUILDING
Property Mgmt. Building

New Addition:
- Gym
- Fitness Equip.
- Storage
- Bathroom
- Pool Changing Room
- Lights
- Hardware

Renovation:
- Entertaining Kitchen
- Lobby
- Sala/Community Room
- Renovated PM Offices
- Pool Upgrades
Fitness Center Addition

New Gym Addition:
- Treadmills
- TRX Equipment
- Spin Bikes
- Rowing Machine
- Elliptical
- Weight Machines
- Quality Finishes
Entertainment
Kitchen & Sala

- New Furniture
- Children’s Area
- Additional Seating
- Stainless Appliances
- New Solid Surface Counters
- New Cabinets & Backsplash
  - Two Options for Residents to Choose from
- Counter Seating
- Added Storage
- LED Lighting
- New flooring
- Pendant Fixtures

Kitchen Option 1

Kitchen Option 2

Building Index
New Restroom

New Addition:
- New Unisex Bathroom
- Tile Floors
- Touchless Fixtures
- Tile Walls
Bathroom Renovation & New Changing Room

New Addition:
- Changing Room with:
  - Bench
  - Mirror
  - Decorative Hooks
  - LED Lighting

Renovation:
- Bathrooms:
  - Touchless Faucets
  - Refinished Floors
  - New LED Lights
  - Updated Partition
Management Office Renovation

- New Flooring
  - Commercial Carpet
  - Linoleum
- Additional File Storage
- New Breakroom:
  - Kitchenette
  - Reading Area
  - Dining Table
- New Desks
- New Chairs
- New Lighting
- Updated Bathrooms
  - Touchless Faucets
  - Updated Flooring
COVID-19 RENOVATION SAFETY MEASURES

- Step 1: After tenants move out, the contractor will disinfect the unit using products from the CDC’s list of approved cleaners for COVID-19.

- Step 2: During construction subcontractors will wear masks & gloves and will observe social distancing. At the end of each shift the unit will be wiped down with approved cleaners.

- Step 3: Upon completion work, the unit will be cleaned and sanitized by a profession cleaning subcontractor. The unit will then be locked by the cleaning subcontractor and the keys turned over to management to protect the unit against contamination.
Cosmetic & system renovations of all units
ADA changes on up to 10% of units
Residents required to temporarily relocate during renovations
Estimated renovation time for most units will be 2.5 weeks.
Relocation assistance will be provided to all residents
All residents will have the right-to-return to Pueblo del Sol
Families will be provided right-sized and ADA units upon return when available
<table>
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<th>NOTICE OF TEMPORARY RELOCATION</th>
<th>MEMORANDUM OF UNDERSTANDING</th>
<th>30-DAY NOTICE</th>
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<td>Outlines eligibility for temporary relocation assistance and the right-to-return to a Pueblo Del Sol unit</td>
<td>Details the temporary relocation process and documents tenants’ choices with respect to temporary housing</td>
<td>Notice to temporarily vacate</td>
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RESIDENT RELOCATION OPTIONS

- On-site Vacant Unit
- Off-site Hotel with Kitchenette
- Off-site Apartment
- Cash Stipend of 50% of Estimated Relocation Costs
OPC will begin reaching out to Phase I households to re-interview residents and update any changes within the household.

Temporary Relocation needs and temporary housing preferences will be documented.

OPC will meet with each Phase I household 4-6 weeks prior to the household’s move date to go over temporary housing options and details of the temporary move.
RESIDENT RELOCATION SERVICES

HOUSEHOLD MOVE OUT

- Individual relocation consultant services
- 100% coverage of all move-related costs
- 100% coverage of all temporary housing costs
- Assistance with item storage
- Care for all pets
- Coverage of all additional childcare, transportation or other needs incurred because of temporary relocation

HOUSEHOLD MOVE IN

- Individual relocation consultant services
- 100% coverage of all move-related costs
- Assistance with utility costs, and 100% payment for reconnection fees
COVID-19 RELOCATION & MOVING SAFETY MEASURES

- Relocation agents and movers will wear face masks & gloves when onsite. They will also be monitored for Covid-19 symptoms. Anyone exhibiting symptoms will not be permitted on site.
- The temporary relocation unit will be cleaned and sanitized before any resident moves in.
- Social Distancing Requirements will be adhered to and the number of movers capped to three (3).
NEXT STEPS

- OPC will interview all residents to update household information and temporary relocation needs

- Residents will be issued relocation informational and eligibility notices
V. HACLA LAUSD LAND EXCHANGE

SECTION 18 DISPOSITION
The Los Angles Unified School District (LAUSD) leased the 0.54-acre Utah Street Property to the Housing Authority of the City of Los Angeles (HACLA) on which the community swimming pool and the Pueblo del Sol property management office are located.

HACLA seeks to acquire this parcel as part of a property exchange with LAUSD.
Key points related to the Pueblo del Sol Disposition

- HACLA’s disposition of these remnant strips of land to LAUSD will not impact Pueblo del Sol residents’ use of the site and the transfer will have no impact on the community.
- The land exchange will ensure that Pueblo del Sol Phase I owner has full site control over the parcel for property management purposes.
- Securing unrestricted control of the property will allow HACLA to continue to provide services to the Pueblo del Sol development and ensure continued assistance to the community.
- To facilitate the exchange, HACLA will seek HUD approval for disposition of the HACLA-owned remnant parcels through Section 18 of the U.S. Housing and Urban Development Act of 1937, which authorizes housing authorities to dispose of public housing land after obtaining HUD approval.
QUESTIONS?
Pueblo Del Sol – Phase I Resident Meeting October 21st, 2020; 5:30 pm

Agenda

I. Status Update – Housing Programs
II. Project Schedule
III. Proposed Renovations
IV. Relocation Refresher
V. HACLA LAUSD Land Exchange

Q&A

Question: My family is working from home. Will we have wifi and internet access at our relocated unit?
Response: Yes. No matter where you are located you will have internet access at no charge

Question: I have not made arrangements yet to apply for a project-based voucher unit
Response: Yes, please talk to the management if you are in a tax-credit unit and have not applied

Question: I want to verify, the mover will come in and pack all my belongings, correct? And will they move it to the new location and move them back?
Response: Your furniture and larger items will be placed in free, secure storage. Personal items will be moved to your temporary unit.

Question: What about medical equipment
Response: Please make sure you indicate this in your interview so that relocation experts are able to plan for this. They should be able to accommodate your needs.

Question: What housing options are available to relocate to?
Response: The four temporary housing options are: Currently vacant units onsite, hotel rooms with kitchenettes, staying with friends or family, identifying 4-bedroom units for large families

Question: Will the MOU be specific to each household or just general?
Response: Some elements will be general, but some are specific to the household such as unit size and individual needs. Every MOU is customized for you based on the options available.

Question: How do we know if our unit is tax credit or public housing?
Response: This will be listed on your lease. You may also contact management.

Question: I saw that the contract is for one year and then will be month to month after. Is that due to the relocation?
Response: All leases, as industry standard, is an annual lease and then moves to month to month.

Question: Is this because of the Section 8?
Response: No, this is due to tenant protections. We always enter into new leases.

Question: I know we currently have a two bedroom but don’t have enough people. Will she have to leave?
Response: You will be able to stay regardless of what unit you are in.

Question: When we relocate, this is only for two and a half weeks?
Response: Yes, however a small number of units will require longer than that due to additional ADA related repairs. You will be notified if you are in one of those units.

Question: When I originally responded to the survey, I stated I did not need help moving. Now, with my health I will need help. What do I do?
Response: We will be reinterviewing everyone to make sure their current needs are taken care of.

Question: On September 22, 2020 Resident Association of Pueblo del Sol submitted a petition to HACLA BOC to postpone the relocation and renovation plans for one year. The main reason was the high risk of the combination of Flu Season with the Pandemic during the winter. There no need to emphasize the worsening of the health crisis and the danger of moving people during the next months. The petition was signed by 610 persons, representing 280 of 367 apartments at Pueblo del Sol. The 76% of residents. We will work during the next months to include all the apartments. Are you ignoring this petition from residents?
Response: HACLA has received this petition. We have also reviewed our safety measures and made sure we are taking all necessary precautions. We are moving forward, but are monitoring the situation and may need to change our plans if COVID worsens or the Governor/local government reinstates shutdowns. We have already delayed this project due to the pandemic. We believe January will be safe and will be monitoring the situation.

Question: Hello, I believe there is an alternative. Currently units are being renovated first and the management building last. Can you invert this and renovate the management building first while moving the residential units later into the summer? Moving people during the winter and during a pandemic will put people at risk. There is no need to argue further, looking at what the main doctors of the country are saying on the news, the pandemic is not over. If you move the renovation of the units to the end of scheduled construction and start the exteriors or the management building, perhaps the green areas, you can prevent the impact on the people. More than 610 persons have signed this petition. It is important for you to consider this. Otherwise people will go to the street and manifest in opposition. We want this renovation but do not want to put people at risk.
Response: We really appreciate this. For clarification, we have already pushed up the external renovations. We are also going to pay attention to the pandemic and reevaluate as needed. We are taking your petition and your comments into account. Additionally, the management building renovations are being conducted by different construction crew, which is part of why it occurs last.

Question: My daughter had to leave for college and is no longer on the contract. Now she needs to return. Can I add her again before I sign?
Response: This is a case-by-case basis situation. Please talk to the management office and they may be able to work with you.

Question: My question is referring to the contract itself. You said at the beginning that you wanted us to trust you, but you promised that the contract would be sent out on Friday. You did not do that.

Response: As soon as we received the translated documents we sent it out. Our apologies for providing this one working day later than we expected, but we have now sent it out.

Question: We understand that you may need more time to get some things, but we also need more time to review before signing.

Question: Right now you have talked about the relocation. How far from where we live will we be placed? We have doctors’ offices and other things nearby where we live that can’t be relocated. Will we be outside LA County, inside LA County?

Response: All temporary housing will be inside LA County and as close as possible to Pueblo Del Sol. We want people to be near their service providers and schools. We will also provide any transportation as needed to get people to appointments or other places they need to be.

Question: For people who are living in a unit without carpet, will they be required to get carpet?

Response: We are planning to put vinyl flooring in the kitchens, the hallways, and the bathrooms. The bedrooms will be getting carpet, partially as a sound barrier to prevent noise from upstairs units. There are special cases, like if the residents are in a wheelchair, where we will make accommodations based on what residents have communicated to us.

Question: If I have two or three cars, where do I park them?

Response: You will want to talk about this in your interview so that your relocation will be proper for your situation.

Question: Exterior and site improvements are great, but there have been a lack of care recently. We only have two trash bins and trees haven’t been trimmed. Is this because of the renovation?

Response: Part of the renovation will involve trimming the trees and upgrading the landscaping. We want to refresh the community and fix anything that is broken. We appreciate this feedback and want to improve anything that isn’t working. As for trash bins, we may need to schedule more frequent pickups.

Question: We appreciate that there will be improvements after the renovation, but there are people here now and we want to make sure our community is taken care of now.

Response: We will notify the management about this. In addition, our resident advisory council will be able to actively pursue these issues long-term. We will also be setting up biweekly check in meetings that you can choose to call into and ask any questions you may have.
Section 7, Line 3
HACLA-LAUSD Section 18 Application
Portions of parcels A and B, portions of lots 6 and 8, Handball Court parcel

Resident Advisory Council (RAC) Consultation Process

HACLA’s most recent consultation with the Resident Advisory Council (RAC) was held on November 12, 2020, by conference call. At this meeting HACLA informed the RAC about the land swap with LAUSD to keep them informed, no residents will be impacted by this action.

This method of consultation was required due to the coronavirus pandemic and follows guidance issued by the Center for Disease Control regarding social distancing requirements. Based on the clarification of statutory and regulatory requirements published by the HUD Special Applications Center on its website in April 2020 and periodically updated, housing authorities are permitted to hold required resident consultation meetings remotely, provided they can accept and post answers to questions submitted during the meeting. Furthermore, HUD requires that housing authorities ensure they can comply with Section 504 of the Americans with Disability Act.

Section 18 and 24 CFR part 970 requires PHAs to consult with the Resident Advisory Council and the residents impacted by the disposition. HUD permits remote meetings; HACLA elected to hold the meeting by audio conference call to attempt to make resident participation as inclusive as possible and less cumbersome, particularly on older RAC members and those without internet access.

**RAC Notifications and Outreach:** HACLA invited each RAC member to this meeting by emailing a meeting invitation and the slide presentation to each member.

**RAC Accessibility:** HACLA translated the invitation and meeting materials into Spanish and offered translation into other languages as requested. HACLA also provides a TTY number, which provides access to people with hearing and speech challenges, allowing individuals to communicate by typing messages, as needed.

**RAC Consultation Call:** HACLA informed the RAC of their right to comment and provided information regarding the HACLA-LAUSD land swap. The HACLA team explained the Section 18 process related to the land swap, timing, and confirmed that the action would have no impact on residents.

Please find the meeting invitation and presentation slides attached that was emailed to each RAC member before the call. The call participant log from the meeting is attached. RAC members asked questions and had comments regarding the Rental Assistance Demonstration (RAD) conversion and the rehabilitation planned for the site, but no RAC member had questions or comments regarding the HACLA-LAUSD land swap.

**RAC Meeting Attachments:**
- Meeting notices (emailed to RAC members in English and Spanish)
- Call participant log
- Presentation emailed to each member in advance of the call (provided in English and Spanish)
Resident Advisory Council Leadership Virtual Meeting

November 12, 2020 -11:00am-1:00pm
GoToMeeting Video and Call-in

AGENDA

I. Welcome
   Kieron Swaine
   Program Coordinator

II. RAC 2021 Annual Budget Workshop
   Jeanne Berry, CPA
   Helen Tejada

III. RAD/Rehab Project Update -
     Pueblo Del Sol and HACLA/LAUSD
     Land Exchange
     Dhiraj Narayan,
     Development Officer
     John King,
     Director of Community Engagement

IV. Next RAC Leadership Meeting Date:
    February 18, 2021 – 11am to 1pm

V. Adjournment
Reunión Virtual de Liderazgo del Consejo Asesor Residente
12 de Noviembre de 2020 -11:00am-1:00pm
Video de GoToMeeting y llamada

AGENDA

I. Bienvenida Kieron Swaine, Coordinador de Programa
II. Taller de Presupuesto Anual Jeanne Berry, CPA
    Del RAC 2021 Helen Tejada

    Proyecto de Rehabilitación RAD de
    Pueblo del Sol - Actualización General y
    Intercambio de Tierras HACLA/LAUSD Dhiraj Narayan,
    Oficial de Desarrollo
    John King,
    Director de participación comunitaria

IV. Próxima Reunión de Liderazgo del RAC:    18 de febrero de 2021 – 11am a 1pm

V. Aplazamiento
Resident Advisory Council (RAC) Leadership Meeting – November 12, 2020

10:30 AM - 165 min
ID: 113329389

Attendees
diagnostics

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AGENDA

A. RAD Project Phasing and Schedule
B. Pueblo del Sol I Renovations Overview
C. Section 18 HACLA - LAUSD Land Exchange
PUEBLO DEL SOL – PROJECT PHASING
### PROJECT GOALS

<table>
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<tr>
<th>PROPERTY REHABILITATION</th>
<th>EXPANSION OF AFFORDABILITY</th>
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<tr>
<td>Renovation of unit interiors</td>
<td>Convert current funding to a more sustainable model through the Rental Assistance Demonstration (RAD) program</td>
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<tr>
<td>Expanded ADA access to meet current codes</td>
<td>Overlay Project Based Vouchers on Tax-Credit only units to improve affordability and lessen rent burden</td>
</tr>
<tr>
<td>Installation of upgraded energy efficient systems</td>
<td></td>
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<tr>
<td>Cosmetic upgrades to building exteriors</td>
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</tbody>
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### PROPERTY RENOVATIONS

#### Exteriors & Site Work
- New Flat Roofs
- Recoated Decks
- Repainted Exteriors
- Landscaping Upgrades
  - ADA Pathways
  - Community Gardens
  - Tree Trimming
- Upgrades to Tot-Lots
- Upgraded Grilling Areas
- Improved Site Lighting
- Expanded Security Camera System
- Pool Area Upgrades

#### Interiors
- **Common Spaces:**
  - New Fitness Center Addition
  - Remodeled Property Management Office
  - Remodeled Lobby
  - Remodeled Community Room
- **Unit Interiors**
  - New Kitchens
  - New Bathrooms
  - New Flooring
  - New Light Fixtures
  - Freshly Painted
  - New Heating and Air Conditioning
  - New Blinds/Window Coverings
  - New Kitchen Appliances
Rehabilitation Schedule

2021
- Sept. Escrow
- March Exterior & Site Work
- June Unit Interior Work
- Sept. Community Building

2022
- March Financial Closing
- June
- Sept.

2023
- March
- June
- Sept.
The Los Angeles Unified School District (LAUSD) leased the 0.54-acre Utah Street Property to the Housing Authority of the City of Los Angeles (HACLA) on which the community swimming pool and the Pueblo del Sol property management office are located.

HACLA seeks to acquire this parcel as part of a property exchange with LAUSD.
MENDEZ PROJECT – PARCEL OWNERSHIP

MENDEZ HIGH SCHOOL SITE
SECTION 18 DISPOSITION FOR LAND EXCHANGE

Key points related to the Pueblo del Sol Disposition

- HACLA’s disposition of these remnant strips of land to LAUSD will not impact Pueblo del Sol residents’ use of the site and the transfer will have no impact on the community.
- The land exchange will ensure that Pueblo del Sol Phase I owner has full site control over the parcel for property management purposes.
- Securing unrestricted control of the property will allow HACLA to continue to provide services to the Pueblo del Sol development and ensure continued assistance to the community.
- To facilitate the exchange, HACLA will seek HUD approval for disposition of the HACLA-owned remnant parcels through Section 18 of the U.S. Housing and Urban Development Act of 1937, which authorizes housing authorities to dispose of public housing land after obtaining HUD approval.
QUESTIONS?
Demolition and Disposition

Addendum

HUD-52860-A

Section 1. Demolition

<table>
<thead>
<tr>
<th>Question</th>
<th>Options</th>
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| 1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property? | Yes [x] No  
If yes:  
- [ ] All units at a development site  
- [ ] A portion of units at a development site  
- [ ] Non-dwelling property at a development site  
- [ ] Non-dwelling property not at a development site (e.g. central PHA administrative building) |

If yes, complete questions 2-6 of this section. If no, move on to section 2.

| 2. What is the estimated demolition cost? | N/A |
| 3. What is the anticipated source of funds for the demolition cost? | Capital Funds [ ] CDBG  
Operating Funds [ ] Fiscal Year: _______  
Non-Public Housing Funds (Non-Federal Refinancing and operational proceeds) |

| 4. What is the justification for the demolition? | Obsolete - Physical Condition  
Obsolete - Location  
Obsolete - Other Factors  
De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period) |

Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.

| 5. Cost-test: | The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life. |

Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions.

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.
Section 2. Disposition.

1. What is the justification for the disposition?
   - [ ] Conditions in Surrounding Area: 24 CFR 970.17(a)
     - [ ] Health and/or Safety
     - [ ] Infeasible Operation
   - [ ] More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b)
   - [ ] Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c)
   - [ ] The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability “DOFA”)
   - [x] The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development

   Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).

   If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.

2. Method of Disposition
   - a. [ ] Public Bid FMV Sale
   - b. [ ] Negotiated Sale at FMV
   - c. [ ] Negotiated Lease or other Transfer at FMV
   - d. [ ] Negotiated Sale or other Transfer at FMV
   - e. [ ] Negotiated Sale at below FMV
   - f. [ ] Negotiated Lease or other Transfer at below FMV
   - g. [x] Land-Swap

   Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).

   If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.

3. Is the proposed acquiring entity the PHA’s instrumentality as defined by 24 CFR 905.604(b)(3)?
   - [ ] Yes
   - [x] No

4. Commensurate Public Benefit:
   - If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit

   Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).

Section 3. Proceeds

1. Will the PHA realize proceeds from this disposition?
   - [ ] Yes
   - [x] No

2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds
   - Gross $
   - Net $

3. Is the PHA requesting to use gross proceeds for relocation costs?
   - [ ] Yes
   - $ (estimated amount)
   - [x] No

4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?
   - [ ] Yes
   - $ (estimated amount)
   - [x] No

   If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs

5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?
   - [ ] Public Housing Capital Fund (CFP) Uses
   - [ ] Loan for development of Public Housing Units
   - [ ] Section 8 PBV Unit Development
   - [ ] Loan for development of PBV units
   - [ ] Supportive Services for Residents
   - [ ] Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program
   - [ ] Section 8 HCV Shortfalls
   - [ ] Operation of Section 8 program
   - [ ] Operation of Public Housing program
   - [ ] Modernization of Section 8 Units
   - [ ] Loan for modernization of PBV Units
   - [ ] Other Statutorily Eligible Uses: (describe)
   - [ ] To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)

   Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds.

   If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).
### Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?

- ☒ Yes □ No
- □ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services
- □ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families
- □ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972)
- □ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion
- ☒ 970.9(b)(3)(v): property proposed for disposition is non-dwelling
- □ Other: PHA requests that HUD consider another exception to 970.9(b)(1)

*If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.*

2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.

*Attach a narrative explanation of how the PHA determined the entities identified*

3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11

*Attach a copy of the initial written notification to each established eligible organization*

4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?

- □ Yes □ No

*If yes, attach a copy of the expression of interest by any eligible established organization*

5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization’s expression of interest?

- □ Yes □ No

*If yes, attach a copy of the proposal to purchase from an established eligible organization*

6. Did the PHA accept the proposal to purchase?

- □ Yes □ No
- □ N/A (PHA did not receive a proposal to purchase)

*Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase*
Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;

2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;

3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;

4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and

5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and

2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA’s total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

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<tr>
<th>Name of Authorized Official</th>
<th>Douglas Guthrie</th>
</tr>
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<tr>
<td>Signature</td>
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Form HUD-52860-A Instructions

This form is required when a PHA proposes a demolition or disposition under 24 CFR part 970 and when a PHA proposes a de minimis demolition under Section 18 of the 1937 Act. This information is required as a supplement to the HUD-52860 form. PHAs must complete this form and upload it as an attachment to the IMS/PIC SAC application. Also, PHAs must upload the supporting documentation requested by this form as part of the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. use of proceeds). PHAs refer to 24 CFR part 970 and all applicable PIH Notices in completing this form, including PIH Notice 2018-04 (or any successor notice). PHAs must label All defined terms not defined in this form have the meaning in those regulations and notices.

Section 1: Demolition

Justification (Question 4). In completing their narrative statements describing the justification for demolition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2012-7 (or any successor notice). In the case of a SAC application for demolition of portion of a development (e.g. SAC application is for less than all units on a contiguous site) the PHA’s narrative must describe how the demolition will help to ensure the viability of the remaining portion of the development. This requirement shall not apply for demolitions of units on scattered non-contiguous sites.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). A PHA must demonstrate serious and substantial physical deterioration of the buildings/units at the development. HUD strongly encourages PHAs to submit a physical needs assessment (PNA), government inspection, or independent architect or engineer’s report as supporting documentation.

Obsolete-Location: 24 CFR 970.15(b)(1)(ii). A PHA must demonstrate that the location of the units causes obsolescence. HUD may consider the physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial development; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use.

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). A PHA must generally demonstrate that factors at the development have impacted the marketability, usefulness, or management of the units so seriously that, notwithstanding due diligence and its best efforts in marketing and leasing the units, the PHA is unable to operate the development for residential purposes for an extended period of time (generally more than 5 years). HUD may consider factors such as turnover rate, historic vacancy rate, access to transportation, crime rates, site plan and density issues, neighborhood infrastructure, and unit size. HUD strongly encourages PHAs to submit third party documentation.

De Minimis Demolition: 24 CFR 970.27. In any 5-year period, a PHA may demolish not more than the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units owned by the PHA without the need to obtain HUD approval under 24 CFR part 970 provided the PHA can meet one of the following criteria: (a) The PHA will use the space occupied by the unit(s) for meeting the service or other needs of the residents (e.g. laundry facility; community center; child care center); or (b) the PHA has determined the unit(s) are beyond repair.

Cost-Test (Question 5). HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 62.5 percent of total development cost (TDC) for elevator structures and 57.14 percent of TDC for all other types of structures in effect at the time the SAC application is submitted to HUD.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). PHAs must complete and submit the HUD-52860-B form.

Obsolete-Location: 24 CFR 970.15(b)(1)(ii). HUD will consider the PHA’s cost of curing the cause of the obsolescence (e.g. nearby industrial or commercial development, environmental conditions).

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). HUD will consider the PHA’s cost of curing the cause of the obsolescence (e.g. site plan, crime, turnover).

De Minimis Demolition. Cost-test requirements are not applicable.

Section 2: Disposition

Justification (Question 1). In completing their narrative statements describing the justification for disposition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).

Conditions in Surrounding Area: 24 CFR 970.17(a). A PHA must demonstrate the location of the units (e.g. industrial or commercial development) jeopardizes the health and/or safety of the residents and/or the feasible operation of the units by the PHA based on external conditions outside the control of the PHA; and the condition is beyond the scope of the PHA to mitigate or cure in a cost-effective manner. To support a SAC application based on health and/or safety, PHAs must generally provide relevant third-party documentation that evidences the external conditions that present serious obstacles to the PHA maintaining the units as healthy and/or safe housing.
More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b). A PHA must demonstrate the retention of the units is not in the best interests of the residents or the PHA because the disposition allows the acquisition, development, or rehabilitation of units that will be more efficiently or effectively operated as other low-income housing units. PHAs must generally demonstrate why other low-income units are preferable (e.g., more energy efficient, better unit configuration, better location for resident in terms of transportation, jobs, schools or racial or economic concentration). See PIH Notice 2012-7 (or any successor notice).

Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c). See PIH Notice 2018-04 (or any successor notice).

Third-Party Agreement. Certain third-party agreements may require HUD review and approval under 24 CFR part 970. In this case, the PHA must submit a SAC disposition application under this form to obtain HUD approval for the third-party agreement (including completing and attaching justification narrative of the agreement under 970.17(c) or other applicable section of 24 CFR 970). In the SAC application, the PHA must clearly indicate it is requesting HUD approval of a third-party agreement and attach the draft form of third-party agreement to the application. If the PHA is not requesting that HUD release the ACC or Declaration of Trust (DOT) or DORC from the property, it should put “0” in all fields for units, buildings and acreage. See PIH Notice 2018-04 (or any successor notice).

Non-Dwelling Property: 970.17(d). A PHA must demonstrate that the non-dwelling structure or land exceeds the needs of the development (after DOFA); or the disposition is incidental to, or does not interfere with, the continued operation of the remainder of the development.

Method of Disposition (Question 2). In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs may propose different methods of disposition in their SAC applications, including:

(a) Public Bid Fair Market Value (FMV) Sale (Cash). The PHA lists the public housing property on the open and competitive market and solicits bids. Actual FMV may be more or less than the appraised value, depending on the market and may reflect negotiations during the due diligence period.

(b) Negotiated Sale at FMV (Cash). The PHA negotiates a sale with an identified buyer based on the appraised value of the public housing property. The PHA receives cash for the sale.

(c) Negotiated Lease or other Transfer at FMV (Cash). The PHA negotiates a lease (e.g. ground lease, capital lease) with an identified entity based on the appraised value (leasehold and/or fee value) of the public housing property. The PHA receives cash for the lease payments.

(d) Negotiated Sale or other Transfer at FMV (Seller-Financing). The PHA negotiates a sale with an identified buyer but instead of receiving cash proceeds, the PHA receives a promissory note and/or mortgage or deed of trust. Payments are generally made from deferred loan payments.

(e) Negotiated Sale at below FMV. The PHA negotiates a sale with an identified buyer for below FMV (often nominal value).

(f) Negotiated Lease or other Transfer at below FMV. The PHA negotiates a lease with an identified entity for below FMV (often nominal value).

(g) Land-Swaps. The PHA negotiates a “land swap”. In addition to meeting the requirements for a Negotiated Sale at FMV in B above, the PHA must generally evidences that HUD has approved the acquisition of the property to be acquired in the “land-swap” under 24 CFR part 905. If the property that PHA is proposing to acquire is valued less than public housing property proposed for disposition, the PHA receives cash proceeds to make up the difference.

If the disposition is proposed via negotiation, the PHA must evidence the entity is a valid entity under State law and is in good standing.

Commensurate Public Benefit (Question 3). In completing this section, PHAs should refer to the guidance at 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice). HUD determines commensurate public benefit on a case-by-case basis. However, generally the public housing property must be developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families. A PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement).

If applicable, PHAs may, but are not required, to complete the following table and submit with their SAC applications in order to evidence the proposed commensurate public benefit, purpose and other disposition details:
Section 3: Proceeds

In completing this section, PHAs should refer to the guidance at 24 CFR part 970, PIH Notice 2018-04 (or any successor notice) and any other HUD guidance on proceeds. In accordance with 24 CFR 970.19, PHAs describe their proposed use of estimated proceeds (gross and net) in the SAC application.

Relocation Costs (Question 3). Pursuant to 24 CFR 970.21(e)(2), PHAs must pay for the actual and reasonable relocation expenses for all residents who will be displaced from their public housing units as a result of a demolition and/or disposition action. HUD considers the following to be eligible costs of relocation that can be deducted from gross proceeds: counseling and advisory services to residents (including mobility counseling), moving expenses (including housing search costs), payment of a security and/or utility deposits at a comparable housing, and costs of providing any necessary reasonable accommodations to residents in accordance with Section 504 of the Rehabilitation Act of 1973 and other HUD guidance.

Reasonable Costs of Disposition (Question 4). Reasonable costs of disposition may include the following (although HUD may disapprove any costs it deems unreasonable): (i) costs that PHAs incur in preparing the SAC application (e.g. environmental studies, engineering costs of rehab estimates under 24 CFR 970.15, appraisal fees); and (ii) transactional (seller) closing costs (e.g., local customary split of any brokerage fees, appraisal fees, survey costs, tax certificates fees, fees for recording the DOT/DORC release, notary fees, title insurance fees, title company document preparation and closing fees, mailing and wire transfer fees, and reasonable attorney fees), provided such costs are listed on the HUD-1 or other applicable settlement statement document.

Net Proceeds (Question 5). Net proceeds means proceeds realized after deducting relocation and disposition costs.

Section 4: Offer of Sale to Resident Organizations

In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs are eligible to exercise the exception from the offer of sale described at 970.9(b)(3)(ii) only in cases where the PHA has firm plans to replace substantially all of the units proposed for disposition with the housing units for low-income families (even if those housing units are not low-income housing units as defined by Section 3 of the 1937 Act). Note that a PHA cannot forgo giving applicable resident entities an offer of sale based on speculation or general plans to build a facility to benefit low-income families.

Section 5: Certification

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should sign and date this Certification.
Justification for disposition
The Housing Authority of the City of Los Angeles (HACLA) had ground leased land underlying the Pueblo del Sol management office from the Los Angeles Unified School District (LAUSD), and as part of the completion of the Phase I Rental Assistance Demonstration (RAD) project closing, needed clear title to that property. LAUSD has conveyed that property to HACLA.

The small properties that HACLA proposes to dispose of to LAUSD in exchange are less valuable than the property received and the properties proposed for disposition serve no use to HACLA.
Section 2, Line 2  
HACLA-LAUSD Section 18 Application  
Portions of parcels A and B, portions of lots 6 and 8, Handball Court parcel

Description of method of disposition
The method of disposition is by land swap. The Los Angeles Unified School District (LAUSD), a public school district, deeded the Utah Street parcel to the Housing Authority of the City of Los Angeles on October 29, 2020. HACLA deeded to LAUSD its residual right, title and interest in the land underlying the Via Las Vegas public street that HUD had not encumbered by a Declaration of Trust (green area shown on the map on the following page). Upon HUD’s approval of this disposition application and release of the current Declaration of Trust (DOT), HACLA will deed to LAUSD Via Las Vegas Sliver parcels A and B, portions of Lots 6 and 8 and the Handball Court Parcel, depicted on the map of the following page. These parcels are under a ground lease from HACLA to LAUSD that HACLA and LAUSD will terminate as part of the disposition.

The tables below list the HACLA and LAUSD parcels. The following page includes maps depicting the properties with a reference legend.

<table>
<thead>
<tr>
<th>HACLA Parcels conveyed/to be conveyed to LAUSD</th>
<th>Square footage</th>
<th>Per Square Foot</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handball Court Parcel</td>
<td>494</td>
<td>$44</td>
<td>$21,736</td>
</tr>
<tr>
<td>Via Las Vegas Sliver - Parcel A</td>
<td>82</td>
<td>$22</td>
<td>$1,804</td>
</tr>
<tr>
<td>Via Las Vegas Sliver - Parcel B</td>
<td>861</td>
<td>$22</td>
<td>$18,942</td>
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<tr>
<td>Portions of Lots 6 and 8</td>
<td>6,304</td>
<td>$44</td>
<td>$277,376</td>
</tr>
<tr>
<td>HACLA Parcel Via Las Vegas West (not part of Sec 18 app)</td>
<td>26,943</td>
<td>$22</td>
<td>$592,746</td>
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<tr>
<td>TOTAL</td>
<td>34,684</td>
<td></td>
<td>$912,604</td>
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</table>

<table>
<thead>
<tr>
<th>LAUSD Property conveyed to HACLA</th>
<th>Square footage</th>
<th>Per Square Foot</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utah Street Parcel (Management Office) TOTAL</td>
<td>23,599</td>
<td>$44</td>
<td>$1,038,000</td>
</tr>
</tbody>
</table>


Recent Land Conveyed to LAUSD:
- Via Las Vegas Parcel - Mission Road to the west half of Utah St that is not subject to any HUD DOT

Proposed Disposition parcels encumbered with HUD DOTs:
- Handball Court Sliver - A narrow strip of land running along the entire northern boundary length of portion of Lot G/Lot 8 and are part of the PDS-II property
- Portions of Lot 6 and Lot 8 - used for the school’s playground area
- Via Las Vegas Slivers - de minimis portion of Via Las Vegas located at the corners of the VLV parcel

Utah Parcel
23,599 sq ft
Section 4
HACLA-LAUSD Section 18 Application
Portions of parcels A and B, portions of lots 6 and 8, Handball Court parcel

Statement regarding exception to offer of sale to resident organization

In accordance with 24 CFR 970.9(3)(v), HACLA is exercising the exception to the offer of sale to resident organizations requirement. The land swap between HACLA and LAUSD involves only small parcels of land used for non-dwelling purposes.

- Via Las Vegas Sliver Parcels A and B are in the Via Las Vegas road right-of-way
- The portions of Lots 6 and 8 and the Handball Court Parcel are all part of the handball court complex
SAC Approval Table for HACLA-LAUSD Land Swap

<table>
<thead>
<tr>
<th>DDA#</th>
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</thead>
</table>

**Proposed for Disposition:** 0 Buildings, 0 Units

**Approved Land**
- Housing Authority of the City of Los Angeles (HACLA) total disposition: 34,684 sq ft
- Including 7,741 sq ft total (including Parcel A: 82, Parcel B: 861, Lots 6 and 8: 6,304, Handball Court Parcel: 494)
- Including land not now under Declaration of Trust and thus not subject to this Section 18 application: 26,943 sq ft
- In return for Los Angeles Unified School District (LAUSD) Utah Street property (previously conveyed) totaling 23,599 sq ft

<table>
<thead>
<tr>
<th>Total Units to be Redeveloped:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 80% of Area Median Income</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Acquiring Entity</th>
<th>This proposed land swap is between HACLA and LAUSD (LAUSD) and is for property used for non-dwelling purposes.</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Method of Sale</th>
<th>Land swap of non-dwelling property</th>
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</table>

<table>
<thead>
<tr>
<th>Price</th>
<th>Land swap/no cash exchanged</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Purpose/Summary of Commensurate Public Benefit</th>
<th>The acquisition provides HACLA clear title to property that contains a management office and community space for Pueblo Del Sol, one of HACLA’s public housing sites converting under the Rental Assistance Demonstration program. The property to be disposed of is of no use to HACLA and less valuable than the acquired property.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>ACC</th>
<th>Non-ACC</th>
<th>RAD PBV</th>
<th>PBV</th>
<th>Market Rate</th>
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<tbody>
<tr>
<td>0</td>
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