



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– MARCH 31, 2022 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/89747716051>

ZOOM MEETING ID: 897 4771 6051

Everyone who joins this meeting will have to select a language of choice from the meeting/webinar controls when prompted by doing as follows: (1) Select “Interpretation” or “Language Interpretation;” (2) Select “English” or “Spanish;” and (3) Select “Mute Original Audio.” You must select a language. Those who do not select a language will hear the meeting in both English and Spanish.

HACLA will provide a reasonable accommodation, including but not limited to American Sign Language Interpretation, Translation Services, and alternative public comment options, if requested 72 hours prior to the meeting. Requests for a reasonable accommodation for a Board of Commissioners meeting should be made to (213) 252-1826 or Tiffany.Prescott@hacla.org. Any disclosable public writings related to an open session item on a meeting agenda and distributed by the HACLA to at least a majority of the Board of Commissioners after this agenda is posted are available for public inspection by contacting Tiffany Prescott at 2600 Wilshire Blvd., Los Angeles CA 90057, 3rd Floor during normal business hours. Audio recordings of this meeting will be made available on our website in English and Spanish following the meeting.

AGENDA

I. ROLL CALL

II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 4:30pm on Saturday, March 26, 2022 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. Proposed Resolution Making Findings in Accordance with Government Code Section 54953(e) Authorizing Remote Teleconference Meetings of the Board of Commissioners of the Housing Authority of the City of Los Angeles

Contact: James Johnson, General Counsel

IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Julissa Cambero, Vernon Byrd, Dennis Macauley, Dean Smith, Monica Yeo, Kevyn Carter and Amy Lee as Employees of the Month

V. PUBLIC COMMENT INSTRUCTIONS

****Please note special Videoconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM MAY PROVIDE COMMENTS VERBALLY DURING THE VIDEOCONFERENCE OR IN WRITING VIA EMAIL

1. **ORAL PUBLIC COMMENTS** WILL BE ACCEPTED DURING THE VIDEOCONFERENCE MEETING. TO SUBMIT ORAL PUBLIC COMMENT, YOU WILL NEED TO DOWNLOAD THE ZOOM ONLINE MEETING PLATFORM AVAILABLE AT WWW.ZOOM.COM OR CONNECT TO THE MEETING IN-BROWSER.

- If using a web browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
- OR, if using a smart phone, download the ZOOM application onto your phone from the Apple Store or Google Play Store and enter the meeting ID.
- Zoom requests that you enter a first and last name, which will be visible online and will be used to notify you that it is your turn to speak.
- When the Board Chair calls for the item on which you wish to speak, click on "Raise Hand" (or dial *9 if using your phone for audio). Speakers will be notified shortly before they are called to speak by the Board Secretary. Mute all other audio before speaking, as using multiple devices can cause audio feedback.
- When called upon, unmute yourself using the screen controls (or dial *6 if using your phone for audio). Please limit your remarks to two minutes. After the comment has been given, the microphone for the speaker's Zoom profile will be muted.
- Any person that does not adhere to the Public Comment Instructions provided herein will be dismissed from the meeting. The purpose of public comment is to allow the public to address the Board and the Board is interested in hearing from members of the public, stakeholders, and interested parties. However, speakers are asked to exercise courtesy and consider the rights of other speakers by adhering to the Special Teleconference Public Comment Instructions and if possible, refrain from unnecessary interruptions or repetition in their comments.
- We ask that you only connect to the meeting using the App or In-Browser due to interpretation and language setting limitations.

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2. **WRITTEN PUBLIC COMMENTS** MAY BE SUBMITTED TO THE BOARD SECRETARY BY EMAIL AT TIFFANY.PRESCOTT@HACLA.ORG. Although it is preferred for written comments to be submitted by Wednesday, March 30, 2022 at 12:00 P.M., we will accept written comments up to and during the meeting. Please make sure your email includes name, agenda item number, and address/organization for who you represent. We also ask that all comments be limited to 500 words or less. The secretary will provide all written comments to the Board for review and read each public comment into the record at the time the item is considered.

VI. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VII. BOARD BUSINESS ITEMS

A. Items for Discussion

1. LAHSA Presentation on Critical Racial Equity Initiatives

Contact: Margarita Lares, Chief Programs Officer
Clifton Trotter, LAHSA Equity Director

2. Proposed Resolution Authorizing the President and CEO, or Their Designee, to Enter Into a Disposition and Development Agreement, Long-Term Ground Lease Agreement, Right of First Refusal, Purchase Option and Put Right Agreement, and Loan Documents with Jordan Downs 3, LP (“Partnership”) for an Authority Acquisition Loan of Up to \$3,190,000, an Authority Bridge Loan of Up to \$4,000,000, a Loan of Grant Funds From a Choice Neighborhoods Implementation Grant of Up to \$7,324,100, and a Loan of Grant Funds From the California Department of Housing and Community Development’s (“HCD”) Infill Infrastructure Grant Program of Up to \$5,000,000, as well as Execute a RAD Use Agreement and Choice Neighborhoods Initiative Declaration of Restrictive Covenants with the U.S. Department of Housing and Urban Development (“HUD”), for the Development of Jordan Downs Phase H2A, A 76-Unit Affordable Residential Development with Community Amenities, and to Execute Related Documents and Agreements Including Documents to Comply with the New HUD Section 3 Rules and Undertake Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

3. Proposed Resolution Authorizing and Approving Amendment of the Existing \$100,000,000 Revolving Line of Credit Facility with City National Bank and CN Financing, Inc. to Temporarily Increase the Facility's Aggregate Revolving Line of Credit to an Amount Not to Exceed \$140,000,000, and Authorizing the President and CEO, or their Designee, to Execute and Deliver a First Amendment to Amended and Restated Revolving Credit Agreement, Second Amended and Restated Fee and Interest Rate Agreement, Promissory Notes and All Other Related Documents and Agreements and the Undertaking of Various Other Actions in Connection Therewith, Subject to Credit Approval From City National Bank and CN Financing, Inc.

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolution Approving the Addition of Three New Position Authorities in the Asset Management Department to Support the Expanding Portfolio of Properties, Including Service-Enriched Permanent Supportive Housing

Contact: Tina Smith-Booth, Director of Asset Management

5. Proposed Resolution to Authorize the Housing Authority of the City of Los Angeles to Submit an Application to the California Department of Transportation on its Own Behalf as well as in Collaboration with the City of Los Angeles to Further the Goal of Expanding Options for Affordable Permanent Housing Solutions in the City of Los Angeles and to Authorize the President and CEO, or Designee, to Procure and Commit Resources, Execute Related Documents and Agreements and to Undertake Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Watts Rising Collaborative, Choice Neighborhood Grant, and Transformative Climate Communities (TCC) Grant Update for Fiscal Year 2020-2021

Contact: Jenny Scanlin, Chief Strategic Development Officer

7. Proposed Resolution Authorizing the President and CEO, or Their Designee, to Enter Into Loan Documents and Related Documents with the City of Los Angeles for a Loan of Up to \$18,100,000 for the Acquisition of the Real Property Asset at 7639 Van Nuys Boulevard, Los Angeles, California 91405, and for a Loan of Up to \$49,750,000 for the Acquisition of the Real Property Asset at 1654 W. Florence Avenue, Los Angeles, California, 90047; and to Undertake Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

B. Consent Items

Routine business items are assigned to the consent agenda. These items will be approved by the Board in one motion. A Commissioner may request any consent agenda item be removed, discussed or acted upon separately. Items removed from the consent agenda for separate action will be considered in the “Excluded Consent Items” section below.

1. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Ganahl Lumber Company for an Initial One-Year Term with Three (3) One-Year Options to Extend, for As-Needed Lumber, Plywood and Related Products for a Total Amount Not-to-Exceed \$2,600,000 Including Sales Tax

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with Energy Options, Inc. for a Total Contract Amount of \$348,545, for the Replacement of the 350 Ton Cooling Tower at 2600 Wilshire Blvd., Los Angeles, Pursuant to Award Under IFB HA-2022-5-NF

Contact: Tina Smith-Booth, Director of Asset Management

3. Proposed Resolution Authorizing Dedication of Four Hundred Ninety-Five (495) Section 8 Project-Based Vouchers to One (1) Permanent Supportive Housing Proposal Selected Pursuant to Project-Based Voucher (“PBV”) Notice of Funding Availability (“NOFA”) No. HA-2022-20 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts and Documents Required for the Award

Contact: Carlos VanNatter, Director of Section 8

4. Vision Plan Implementation: Year Three (2020) & Year Four (2021) Update

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Public Housing Communities Update

Receive and File

Contact: Marisela Ocampo, Director of Housing Services

C. Excluded Consent Agenda Items

D. Agenda Items for Future Board of Commissioner Meetings

Commissioners may direct staff to add agenda items for future Board meetings.

VIII. GENERAL PUBLIC COMMENT

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM CAN ADDRESS THE BOARD DURING THE GENERAL PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

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