



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– APRIL 28, 2022

Meeting accessible at <https://us06web.zoom.us/j/85218715833>

ZOOM MEETING ID: 852 1871 5833

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.

ACTION MINUTES

Commissioner Cielo Castro called the Board of Commissioners Regular Videoconference Meeting to order on Thursday, April 28, 2022 at 9:03am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE:

PRESENT: Commissioner Cielo Castro
Commissioner Dan Tenenbaum
Commissioner Noramay Cadena
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz (*Left meeting at 10:20am*)
Commissioner Ana Bryan
Commissiiner Taelor Bakewell

ALSO PRESENT: Douglas Guthrie, President and CEO

II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 4:30pm on Friday, April 22, 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

Purpose: To adopt a Resolution which will enable the Board of Commissioners of the Housing Authority of the City of Los Angeles ("Board") to comply with the requirements of AB 361 and authorize the continued use of teleconferencing for meetings of the Board.

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Jeanette Bernard, Elfor Oliver, and John Nosco 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, April 27, 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. Proposed Resolution Authorizing the President and CEO, or their Designee, to Negotiate and Enter Into Loans and Related Documents with the City of Los Angeles for the Acquisition, Permanent Financing, or Refinancing of the Following Four Real Property Assets Limited to the Following Amounts: Up to \$4,525,000 for the Real Property Asset at 5050 W. Pico Boulevard, Los

Angeles, California 90019, Up to \$2,725,000 for the Real Property Asset at 740 S. Alvarado Street, Los Angeles, California 90057, Up to \$4,625,000 for the Real Property Asset at 1044 N. Soto Street, Los Angeles, California 90033, and Up to \$3,125,000 for the Real Property Asset at 10150 Hillhaven Avenue, Los Angeles, California 91042; and to Undertake Various Actions in Connection Therewith

Purpose: The purpose of these resolutions is to authorize the Housing Authority of the City of Los Angeles (“HACLA”) to enter into one or more subordinate loans with the Los Angeles Housing Department (“LAHD”) to support the acquisition or refinancing of four properties (“Properties”) that have been or will be acquired by HACLA through the State of California’s Homekey Round 2 program (“Homekey”), in response to changing market conditions and public funding commitments since the Board of Commissioners (“BOC” or “Board”) initially authorized the purchase of the Properties.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the Housing Authority of the City of Los Angeles to Declare its Official Intent (The Inducement) to Issue, Solely as Conduit Bond Issuer, One or More Series of Revenue Bonds of the Authority in an Aggregate Principal Amount Not to Exceed \$49,800,000 to Finance and Refinance All or a Portion of the Cost of the Redevelopment, Rehabilitation, Construction, and Equipping of Jordan Downs Phase S4, and to Undertake Various Actions in Connection Therewith

Purpose: The purpose of this action is to assist in making low interest rate financing available for the redevelopment and rehabilitation of Jordan Downs Phase S4 (the “Project”). The Housing Authority of the City of Los Angeles (“Authority” or “HACLA”) is authorized to use its tax-exempt borrowing status to pass on lower interest rate financing to developers of affordable housing. HACLA will serve in the capacity of a conduit issuer of private activity bonds, notes or other debt to finance the Project, thus HACLA will not be the obligor of the debt. The obligor of the debt will be the owners and/or operators of the Project (the “Borrower”, as further defined in “Issues” below).

Contact: John Castanon, Capital & Debt Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. 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

No action required

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.

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with Four One-Year Options to Renew, with Vets Securing America, for Community-Based Security Guard Services at the Housing Authority's Jordan Downs Public Housing Property Pursuant to RFP HA-2022-16-NF, for a Total Amount Not-to-Exceed \$2,166,095

Purpose: A physical security patrol presence is necessary to prevent vandalism and unlawful entry into vacant apartment units around the Jordan Downs site. Vacant units are currently secured with heavy duty metal panels designed to deter unauthorized entry. Without physical, onsite security patrols, elements from outside of Jordan Downs have breached the metal panels and staff have encountered numerous unauthorized entries, trespassing, vandalism, salvaging, and squatting in vacant units throughout Jordan Downs posing security concerns for the existing residents and staff.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with Four One-Year Options to Renew, with Nan McKay and Associates, Inc., to Provide Rental Assistance and Other Training Services Pursuant to RFP HA-2022-22, for a Total Contract Amount Not to Exceed \$2,050,500

Purpose: The Housing Authority of the City of Los Angeles (“HACLA”) is seeking rental assistance and other training services for employees assigned to work in housing and housing assistance programs and related operations administered by HACLA

Contact: Margarita Lares, Chief Programs Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

4. Jordan Downs Redevelopment Quarterly Progress Report (Q1 2022)

Receive and File

Contact: Geoffrey Moen, Director of Development

5. Rose Hill Courts Redevelopment Quarterly Report (Q1 2022)

Receive and File

Contact: Geoffrey Moen, Director of Development

6. Pueblo Del Sol Rehabilitation Quarterly Progress Report (Q1 2022)

Receive and File

Contact: Geoffrey Moen, Director of Development

C. Excluded Consent Agenda Items B1 & B7 for Discussion

B1. Proposed Resolution Approving the Housing Authority’s Policy on Telework and Authorizing the Development and Implementation of Procedures in Furtherance of Said Policy

Purpose: The purpose of this item is to approve the Housing Authority of the City of Los Angeles’ (“HACLA”) Policy on Telework (“Policy”). The Policy applies to At-Will and Non-Represented employees, as well as those represented employees whose bargaining units have agreed to the Policy and corresponding guidelines/procedures. Under the Policy, employees whose essential work responsibilities and duties are conducive to being performed remotely will have the opportunity to participate in a voluntary telework program, provided they meet the criteria set forth in the supporting guidelines/procedures.

Contact: Annie Markarian, Director of Employee Relations

Action: **APPROVED**
Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

B7. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Lucas Builder, Inc., for the Construction of Park Improvements Pursuant to Award Under IFB HA-2022-28-MX for a Total Amount Not-to-Exceed \$2,393,307

Purpose: To authorize the President & CEO, or designee, to execute a contract with Lucas Builders Inc. ("G.C."), pursuant to award under IFB HA-2022-28-MX, for the construction of all the improvements that constitute the Harbor Boulevard Improvement Project ("Project").

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

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

NONE

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

Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Noramay Cadena

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), **Meeting Adjourned at 11:40am**