



***Board of Commissioners***  
REGULAR MEETING  
**VIDEOCONFERENCE**

THURSDAY– MAY 26, 2022

Meeting accessible at <https://us06web.zoom.us/j/89023909021>

**ZOOM MEETING ID: 890 2390 9021**

**ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioners Regular Meeting Videoconference to order on Thursday, May 26, 2022 at 9:14am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

**I. ATTENDANCE**

**PRESENT:** Commissioner Cielo Castro  
Commissioner Dan Tenenbaum  
Commissioner Delfino De La Cruz  
Commissioner Lucelia Hooper

**ABSENT:** Commissioner Noramay Cadena  
Commissioner Ana Bryan  
Commissioner 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, May 20, 2022 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at [www.hacla.org](http://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 Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), Motion Carried

#### IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Timothy Young, Micella Gonzales, and John Castanon 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](http://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, May 25, 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 Resolutions Authorizing the President and CEO, or Designee, to Accept Two (2) Clean California Local Grant Program Grants Awarded by the California Department of Transportation in the Total Amount of \$10 Million to be Used Toward Litter Abatement and Beautification Activities at Three Public Housing Sites – Jordan Downs, Imperial Courts, Nickerson Gardens, and Five Asset Management Sites, and to Execute and Submit All Necessary Documents, Including Any Agreements and Various Verifications as Required by the California Department of Transportation, to Initiate Work Under the Award

Purpose: To authorize the President & CEO to execute two (2) contracts with the California (“State) Department of Transportation (“Caltrans”) for two (2) Clean California Local Grant Program (“Clean California”) grant awards totaling \$10 million, and all necessary supplemental documents, certifications and verifications including, but not limited to, required Caltrans forms and agreements with implementing partners on roles and responsibilities for Clean California grant implementation.

The Clean California grants consist of two awards of \$5 million each for two different projects:

- Project 1 (the “Jordan Downs Beautification and Litter Abatement” project) will use funds toward the build out of four park spaces in the Jordan Downs redevelopment, adding new public trash bins across the site, installing two public murals, and the creation of a Green Ambassador Program to support litter abatement programming.
- Project 2 (the “South Los Angeles Rising” project) will use funds to support building new litter abatement infrastructure at the Nickerson Gardens public housing site, Imperial Courts public housing site, and five other sites in HACLA’s South Los Angeles asset management portfolio. Additionally, Project 2 will also have its own Green Ambassador Program to support litter abatement programming across these selected sites.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), 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 \$27,112,442 to Finance and Refinance All or a Portion of the Cost of the Acquisition, Construction, Development, Rehabilitation, and Equipping of One San Pedro Off-Site Phase I, 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 One San Pedro Off-Site Phase I (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 and Debt Officer

Action: **APPROVED**  
Motioned: Commissioner Lucelia Hooper  
Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), Motion Carried

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 Chairperson and the President and CEO to Adopt Revisions to the Section 8 Administrative Plan Section 6.12.1, Approval of a Live-In Aide

Purpose: To comply with HUD requirements

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**  
Motioned: Commissioner Lucelia Hooper  
Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), Motion Carried

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Purchase One Year of Automobile Liability Insurance Coverage from the Housing Authority Insurance Group and Execute Related Documents

Purpose: The purpose of this item is to purchase automobile liability insurance coverage from the Housing Authority Insurance Group (“HAI”) for an estimated cost of \$461,747. This purchase will provide automobile liability coverage and provide financial protection for the Housing Authority of the City of Los Angeles (“HACLA”) and its employees against claims resulting from bodily injury liability and property damage from third party claimants.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**  
Motioned: Commissioner Lucelia Hooper  
Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), Motion Carried

3. Proposed Resolution Authorizing the President and CEO to Approve the Relocation Plan for 5050 Pico, Prepared in Accordance with Requirements of the Uniform Relocation and Real Property Acquisition Policies of 1970, as Amended, and Corresponding Relocation Requirements at 49 CFR Part 24, HUD Handbook 1378, California Government Code Section 7260, and Title 25 of the California Code of Regulations, and to Undertake Various Actions in Connection Therewith

Purpose: To approve the Relocation Plan (“Plan”), currently dated March 2022, for 5050 Pico Blvd to address the relocation of 13 tenant households in accordance with the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA), as amended, and corresponding relocation requirements at 49 Code of Federal Regulations (CFR) part 24, 24 CFR, part 42, Handbook 1378 of the Department of Housing and Urban Development (HUD), California Government Code section 7260 at seq. (the Act”) and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the California Department of Housing and Community Development, Title 25 of the California Code of Regulations, Section 6000 et. seq. (the “Guidelines”).

Contact: Tina Smith-Booth, Director of Asset Management

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), Motion Carried

4. Vision Plan Update: 1<sup>st</sup> Quarter 2022 Data Visualization

**Receive and File / No Action Required**

Contact: Jenny Scanlin, Chief Strategic Development Officer

*Removed from Consent Agenda by Commissioner Tenenbaum for Discussion*

5. FY 2022 1<sup>st</sup> Quarter Budget Status Report

**Receive and File/ No Action Required**

Contact: Marlene Garza, Chief Administrative Officer

C. Excluded Consent Agenda Items

- B4. Vision Plan Update: 1<sup>st</sup> Quarter 2022 Data Visualization

**Receive and File / No Action Required**

Contact: Jenny Scanlin, Chief Strategic Development Officer

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

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Bakewell, Bryan), **Meeting adjourned at 10:22am**