



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– JUNE 23, 2022 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/88312373767>

ZOOM MEETING ID: 883 1237 3767

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 Friday, June 17, 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 Isabel Araiza, Oscar Gonzales, and Raymundo Tlilayatzi 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, June 22, 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 Approving and Adopting the Fiscal Year 2022 Midyear Operating Budget Modification, Authorizing the President and CEO, or Designee, to Execute Any Required Budget Documents, Including Annual Contributions Contracts as Amended

Contact: Marlene Garza, Chief Administrative Officer

2. Proposed Resolution Authorizing the President and CEO of Designee to Provide Financial Commitments to Jordan Downs Phase S6, LP, a California Limited Partnership for Jordan Downs Phase S6, in Order to Proceed with a Competitive Application to the State of California Multifamily Housing Program (MHP) and Infill Infrastructure Grant Program (IIG) for Up to \$24,150,000 in MHP Funding and \$5,310,000 in IIG Grant Funding

Contact: Geoffrey Moen, Director of Development

3. Proposed Resolution Authorizing the President and CEO, or their Designee, to Enter a Second Amendment to the Disposition and Development Agreement with Rose Hill Courts II Housing Partners, L.P. to Provide Up to \$2,000,000 in Additional Gap Funding for Rose Hill Courts – Phase II, to Execute All Documents and Agreements Related Thereto, and to Undertake Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into Amendment No. 2 to the First Amended and Restated Exclusive Negotiating Rights Agreement Among the Housing Authority of the City of Los Angeles and the Richman Group of Companies, Century Housing Corporation, and National Community Renaissance of California to

Authorize the Conditional Commitment of Funds in an Amount Not-to-Exceed \$6,000,000 to Assist in the Acquisition and Financing of Additional Housing Sites to Build Replacement Housing Units for the Rancho San Pedro Revitalization, Execute an Authority Option Agreement for the Purchase of a Property Located at 327 N. Harbor Boulevard Consistent with Section 2.4(a) of the First Amended and Restated Exclusive Negotiating Rights Agreement, and Execute Any Other Related Documents and Agreement to Effectuate These Commitments

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Proposed Resolution Authorizing the Chairperson and the President and CEO to Adopt Revisions to the Section 8 Administrative Plan Section 3.2.1.2.16, Emergency Housing Voucher

Contact: Carlos VanNatter, Director of Section 8

6. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with CVR Associated, Inc., to Develop and Implement a Process to Establish a Section 8 Housing Choice Voucher Program (HCVP) Waiting List, Pursuant to RFP HA-2022-36, for a Total Contract Amount Not-to-Exceed \$1,000,000

Contact: Carlos VanNatter, Director of Section 8

7. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Bahwan Cybertek, Inc., for an Amount Not-to-Exceed \$14,640,379, to Provide Information Technology Services in the Areas of Managed Workspace, Application Management, Infrastructure Management, and Cross-Functional Services, for an Initial Three-Year Term with Two (2) One-Year Options to Extend, Pursuant to Award Under RFP HA-2022-30

Contact: Luis Yataco, Director of Information Technology

8. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Amendment No. 9 to Contract HA-2015-98 (2016) with Intratek Computer, Inc., to Extend the Contract Term for Up to Three Months and Increase the Contract Amount by \$751,650 to \$14,845,254, for the Continuation of Information Technology (IT) Support Services During the Transition to a New IT Services Provider

Contact: Luis Yataco, Director of Information Technology

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 their Designee, to Make a Loan in the Amount of \$1,400,000 to Jordan Downs Phase S3, LP from Funds Available Under the State of California Department of Housing and Community Development Infill Infrastructure Grant Program; Execute Related Documents and Agreements; and Undertake Various Actions in Connection Therewith to Complete the Construction of Jordan Downs Phase S3 and Related Infrastructure

Contact: Geoffrey Moen, Director of Development

2. Proposed Resolutions Authorizing Use of the City National Bank and/or CN Financing, Inc., Revolving Line of Credit for Up to the Full Purchase Price for the Acquisition, Including All Deposits and Closing Costs, of the Following Three (3) Real Property Assets at Fair Market Value: (1) 10150 Hillhaven Avenue, Los Angeles, California 91042, Totaling Thirty-Four (34) Units for \$17,750,000, (2) 1044 N Soto Avenue, Los Angeles, California 90033, Totaling Eighty-Five (85) Units for \$36,125,000, and (3) 14949 Roscoe Boulevard, Los Angeles, California 91402, Totaling Thirty (30) Units for \$10,000,000; Approving and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements, and the Undertaking of Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

3. Proposed Resolution Authorizing Joint Application to, and Participation in, the State of California Department of Community Development's Homekey Program for the Acquisition of the Real Property Asset Located at 740 S. Alvarado Street, Los Angeles, California 90057, and the Execution of Related Documents and Agreements and the Undertaking of Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolution Authorizing Dedication of Seven (7) Additional Section 8 Project-Based Vouchers to Jordan Downs Phase S5 Redevelopment Project for a Total Commitment of Forty-Four (44) Project-Based Vouchers Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

5. Proposed Resolution Authorizing Dedication of Seventy-Three (73) Section 8 Project-Based Vouchers to Jordan Downs Phase S6 Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

6. Proposed Resolution Authorizing Dedication of Forty-Six (46) Section 8 Project-Based Vouchers to 327 North Harbor Boulevard Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing Revisions to the Section 8 Administrative Plan to Include 327 North Harbor Boulevard in Section 16.7 to Attach PBV to PHA-Owned Project and a Revision to the Agency Plan Identifying 327 North Harbor as a Potential Site for Rancho San Pedro Residents and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

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

7. Proposed Resolution Approving an Amendment to the Housing Authority's Policy on Telework and Authorizing the Development and Implementation of Procedures in Furtherance of Policy

Contact: Annie Markarian, Director of Labor and Employee Relations

8. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Ricoh USA, Inc., for an Initial Three-Year Term with Two (2) One-Year Options for Renewal, for a Total Contract Amount Not-to-Exceed \$1,310,000, to Provide Multi-Functional Office Copiers Including Accessories, Support, Maintenance, Professional Services, Software and Parts

Contact: Luis Yataco, Director of Information Technology

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