



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

THURSDAY– AUGUST 25, 2022 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/87218860291>

**ZOOM MEETING ID: 872 1886 0291**

***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](mailto: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 9:00 am on Monday, August 22, 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

Contact: James Johnson, General Counsel

#### IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Diane Arias, Britney Chine, Anh Van Ha, Truong Xuan Quach, Maria Ibarra, Vahe Keledjian, Tyler Carpenter, and Cathy Lorraine McCrackin 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, August 24, 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 Housing Authority of the City of Los Angeles, Through its Instrumentality La Cienega LOMOD, Inc. ("LOMOD"), or in the Future Through a Special Purpose Entity with LOMOD as its Sole Member and Manager, to Enter into a Limited Partnership as the Managing General Partner, to Develop a Real Property Asset of up to 401 Multi-Family Dwelling Units, All with Rents Restricted at Levels Affordable to Households with Incomes Between Thirty and One Hundred Twenty Percent of the Median Income of Los Angeles County, Together with Related Commercial, Community and Open Spaces, Located at Multiple Addresses Including But Not Limited to 3506 and 3510 W. Exposition Boulevard, 3630 and 3642 S. Crenshaw Boulevard, and 3501 and 3505 W. Obama Boulevard, Los Angeles, California 90018, All Commonly Known as Crenshaw Crossing or the Expo/Crenshaw Joint Development; and to Execute Any and All Related Documents and To Undertake Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

2. Proposed Resolution Authorizing An Increase in the Purchase Price Up to \$56,000,000, Which Includes Additional Deposits of Up to \$1,054,800 for Optional Extensions to the Closing Date for the Acquisition of Real Property Located at 21121 Vanowen Street, Los Angeles, California 91303, and the Undertaking of Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

3. Presentation by CVR Associates on the Section 8 Waitlist Opening Timeline Process

Contact: Carlos VanNatter, Director of Section 8

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 Adopting the Schedule of Regular Meetings of the Board of Commissioners for the 2022 Calendar Year

Contact: James Johnson, General Counsel

2. Proposed Resolution Authorizing the Purchase of Commercial General Liability, Law Enforcement, Lead-Based Paint Liability and Property Insurance from the Housing Authority Insurance Group

Contact: Annie Markarian, Director of Labor and Employee Relations

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Write Off Uncollectible Accounts Receivable Including \$123,691 for Public Housing Rental Units, \$42,932 for Non-Public Housing Rental Units, and \$659,672 for Section 8 Programs

Contact: Patricia Kataura, Director of Finance

4. Proposed Resolution Authorizing Execution of a Contract with Resource Environmental, Inc. for the Demolition of Thirty-Four (34) Residential Structures and Related Improvements at the Jordan Downs Public Housing Community Pursuant to Award Under IFB-2022-103-NF, for a Total Contract Amount Not-to-Exceed \$1,654,400

Contact: Geoffrey Moen, Director of Development

5. Proposed Resolution Authorizing the President and CEO or Designee to Approve the Relocation Plans for Properties Located at 6531 South Sepulveda Boulevard, 18602 South Vermont Avenue, 19325 Londelius Street, and 20205 Ventura Boulevard, all in the City of Los Angeles, and all Prepared in Accordance with the Requirements of the Uniform Relocation and Real Property Acquisition Policies Act 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

Contact: Geoffrey Moen, Director of Development

6. Proposed Resolution Authorizing Revisions to the Section 8 Administrative Plan Section 11.18.2 Regarding Twenty-Four Hour Correction of Housing Quality Standard Life-Threatening Conditions

Contact: Carlos VanNatter, Director of Section 8

7. Section 8 Landlord Outreach Efforts  
**Receive and File**

Contact: Carlos VanNatter, Director of Section 8

8. Section 8 Family Self-Sufficiency Program Update  
**Receive and File**

Contact: Carlos VanNatter, Director of Section 8

9. FY 2022 2<sup>nd</sup> Quarter Budget Status Report  
**Receive and File**

Contact: Marlene Garza, Chief Administrative Officer

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 Lucelia Hooper  
Commissioner Delfino De La Cruz  
Commissioner Ana Bryan  
Commissioner Taelor Bakewell