



Housing Authority of the City of Los Angeles

Board of Commissioners

REGULAR MEETING

VIDEOCONFERENCE

THURSDAY– JULY 28, 2022

ACTION MINUTES

Commissioner Cielo Castro called the Board of Commissioners Regular Meeting Videoconference to order on Thursday, July 28, 2022 at 1:37pm. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

PRESENT: Commissioner Cielo Castro
Commissioner Dan Tenenbaum
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Ana Bryan
Commissioner Taelor Bakewell

ABSENT: NONE

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, July 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 Dan Tenenbaum

4 AYES, 0 NAYS, 2 ABSENT (De La Cruz, Bryan), Motion Carried

IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Barbara Burks, Han Ta, and Carmen Womack-Davis 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.

ZOOM MEETING ID: 893 3118 1729

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, July 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. Election of the Chairperson and Vice-Chairperson of the Board of Commissioners

Contact: James Johnson, General Counsel

- Commissioner Dan Tenenbaum made a motion to nominate Commissioner Cielo Castro to continue as Chair of HACLA's Board of Commissioners.
- The motion was seconded by Commissioner Taelor Bakewell.
- No additional nominations were received.

Action: **Appoint Commissioner Cielo Castro as Chair of HACLA's Board of Commissioners**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

Action: **Appoint Commissioner Dan Tenenbaum as Vice Chair of HACLA's Board of Commissioners**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with Up to Five One-Year Extensions, with Section 8 Management, Pursuant to Award Under RFP HA-2022-15, for a Total Contract Amount Not to Exceed \$2,576,000, to Provide Services to Families with Children Moving to Low Poverty/High Opportunity Areas Under the Community Choice Demonstration Program

Purpose: The Housing Authority of the City of Los Angeles (“HACLA”) is seeking a service provider to fulfill requirements from HUD’s Community Choice Demonstration (formerly Mobility Demonstration Voucher) including assisting with pre-move services, housing search assistance, family financial assistance, landlord recruitment, and post-move services.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Proposed Resolution Authorizing the Housing Authority of the City of Los Angeles, Through its Instrumentality La Cienega LOMOD, Inc. (“LOMOD”) to Enter Into a Limited Partnership to Acquire a Real Property Asset with 669 Multi-Family Dwelling Units and Other Improvements Commonly Known as Baldwin Village Apartments; Lend Up to \$500,000 to the Partnership to Finance the Acquisition of the Property; Record a Regulatory Agreement and Declaration of Restrictive Covenants with the Partnership to Maintain Long-Term Affordability; and Execute Any and All Related Documents and to Undertake Various Actions in Connection Therewith

Purpose: To authorize the Housing Authority of the City of Los Angeles (“HACLA”), through its nonprofit instrumentality La Cienega LOMOD, Inc. (“LOMOD”) to enter into Avanath Baldwin Village, LP, a Delaware limited partnership (the “Partnership”) with Avanath Capital Management LLC or its affiliate (“Avanath”) to purchase an unrestricted property with 669 multifamily dwelling units and other improvements (the “Property”), and to authorize a loan from HACLA to the Partnership and a Regulatory Agreement and Declaration of Restrictive Covenants Running with the Land (“Regulatory Agreement”), in order to compel the Partnership to maintain the Property as affordable to low-income households for a period not to exceed fifty-five (55) years.

Contact: Geoffrey Moen, Director of Development

Action: **TABLED**

Motioned: Commissioner Dan Tenenbaum made a motion to table this item to give staff additional time to provide additional information requested by the Board.

Seconded: Commissioner Delfino De La Cruz

4 AYES, 2 NAYS (Castro, Bakewell), 0 ABSENT, Motion Carried

4. Proposed Resolution Authorizing the Financial Commitment of a Construction and Permanent Gap Loan in the Amount of Up to \$1,305,000 and a Choice Neighborhoods Implementation Grant (CNI) Loan of \$2,850,000 to Jordan Downs Phase S4 Redevelopment Project Pursuant to the Submittal of Funding Applications to the California Tax Credit Allocation Committee (CTCAC) for Allocation of 4% Tax Credits and to the California Debt Limit Allocation Committee (CDLAC) for Tax-Exempt Bonds, Authorizing the President and CEO, or Designee, to Execute a Commitment Letter and All Related Documents Required for the Undertaking of Various Actions in Connection Therewith

Purpose: To authorize the President and CEO, or designee, to execute a financial commitment for a construction and permanent financing gap loan of up to \$1,305,000 ("HACLA Gap Loan") and a Choice Neighborhoods Implementation Grant (CNI) loan of \$2,850,000 to the development partnership, Jordan Downs S4, LP ("Partnership" or "Owner") for the Jordan Downs S4 redevelopment project ("Project"). The funds are intended to assist with construction of the vertical development and certain off-site improvements of the Project and are required to be committed by HACLA as a public agency to be competitive for an allocation of 4% tax credits from California Tax Credit Allocation Committee ("CTCAC") and Tax-Exempt Bonds from California Debt Limit Allocation Committee ("CDLAC").

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 1 ABSENT(Bryan), Motion Carried

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Provide Conditional Financial Commitments of a Construction and Permanent Gap Loan of Up to \$4,500,000, an Acquisition Loan of Up to \$5,000,000, and a Choice Neighborhoods Implementation Loan of Up to \$3,345,900 from HACLA to the Jordan Downs Phase H2B Redevelopment Project for Inclusion as Part of the Submittal of a Funding Application for Tax-Exempt Bonds and Federal Tax Credit Allocations, and Authorizing the President and CEO, or Designee, to Execute a Commitment Letter to Accompany Anticipated Funding Applications and Undertake Various Actions in Connection Therewith

Purpose: To authorize the President and CEO, or designee, to make conditional financial commitments for a construction and permanent financing gap loan of up to \$4,500,000, an acquisition loan for the estimated value of the property, and a loan of Choice Neighborhoods Implementation ("CNI") funding up to \$3,345,900 to the development partnership, Jordan Downs 3B, LP (the "Owner" or "Developer"), for the Jordan Downs Phase

H2B redevelopment project (“Project”), which would go toward the vertical development and certain off-site improvements pursuant to the submittal of a funding application to the California Debt Limit Allocation Committee (“CDLAC”) and the California Tax Credit Allocation Committee (“CTCAC”) for allocation of tax-exempt bonds and Federal tax credits.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 1 ABSENT(Bryan), Motion Carried

6. HACLA/LAPD Community Safety Partnership (CSP) Update

Contact: Eric Brown, Director of Intergovernmental Relations

7. Update on Development of Rampart Parking Garage

Contact: Geoffrey Moen, Director of Development

8. Report Back on Indicator Tracking and Vision Plan Revision (Year Five-Ten Roadmap)

Contact: Jenny Scanlin, Chief Strategic Development Officer

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 Up to Four Contracts with Overland, Pacific & Cutler, LLC, for an Initial One-Year Term with Four (4) One-Year Options to Extend, to Provide Relocation Services Associated with the Project Homekey Acquisitions of Four Extended Stay America Homekey Sites for a Total Contract Amount Not to Exceed \$1,000,000

Purpose: The purpose of this resolution is to authorize the Housing Authority of the City of Los Angeles (“HACLA”) to enter into up to four one-year contracts with four oneyear options to renew an existing contract with Overland, Pacific & Cutler, LLC, (“OPC”) to provide relocation services for four Extended Stay America (“ESA”) sites, 6531 S. Sepulveda, 18602 S. Vermont, 20205 Ventura, and 19325 Londelius (each a “Property” and, collectively, the “Properties”). The Properties are being purchased on behalf of the City of Los Angeles (“City”) to provide permanent supportive housing to homeless and those at risk of homelessness under the State of

California's Project Homekey.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President & CEO, or Designee, to Execute Three New Legal Services Contracts Pursuant to Request for Proposals No. HA-2020-29 ("RFP"), and Further Authorizing the President and CEO, or Designee, to Increase the Contracting Amount of One Existing Legal Services Contract Awarded Under the RFP, for Contracting Amounts Totaling \$1,700,000

Purpose: Approval of these requests will ensure compliance with U.S. Department of Housing and Urban Development ("HUD") litigation contracting approvals, eliminate confusion over where HUD approval of contract increases is required, and ensure continued and uninterrupted legal services in support of important initiatives including Project Homekey.

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Proposed Resolution Rescinding Chapter 115.1 of HACLA's Manual of Policy and Procedure: Written Communications Policy

Purpose: To rescind the Written Communications Policy as Chapter 115.1 of the Authority's Manual of Policy and Procedure ("MPP"), which is obsolete.

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

4. Proposed Resolution Clarifying and Confirming the Delegation of Authority to the President and CEO, or Designee, to Enter Into Non-Procured Agreements and Contracts and Setting Limits on that Authority Consistent with HACLA Policies and Practices

Purpose: To eliminate ambiguity in the President and CEO, or designee's, authority to enter into non-procured agreements and contracts and set limits on that authority consistent with Housing Authority of the City of Los Angeles ("HACLA") policies and practices.

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

5. Proposed Resolution Authorizing Dedication of Six (6) Additional Section 8 Project-Based Vouchers to Jordan Downs Phase S4 Redevelopment Project for a Total Commitment of Sixty-Two (62) 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

Purpose: To provide sixty-two (62) project-based vouchers ("PBVs") to the Jordan Downs Phase S4 redevelopment project (the "Project") pursuant to the Housing Opportunities Through Modernization Act of 2016 ("HOTMA"). The provision of PBVs lends needed operating subsidy and leverage to the development partnership, Jordan Downs S4, LP (the "Owner" or "Partnership"), provides the opportunity to include replacement housing units for Jordan Downs public housing residents and additional methods to provide deeper affordability on a percentage of non-replacement units.

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

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

6. Proposed Resolution Authorizing Dedication of Twenty-Five (25) Additional Section 8 Project-Based Vouchers to Jordan Downs Phase H2B Redevelopment Project for a Total Commitment of Ninety-One (91) 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

Purpose: To provide ninety-one (91) project-based vouchers ("PBVs") to the Jordan Downs Phase H2B Redevelopment Project (the "Project") pursuant to the Housing Opportunities Through Modernization Act of 2016 ("HOTMA"). The provision of PBVs lends needed operating subsidy and leverage to the development partnership, Jordan Downs 3B, LP (the "Owner" or "Partnership"), provides the opportunity to include replacement housing

units for Jordan Downs public housing residents and deeper affordability on non-replacement units in the Project.

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

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

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

7. Jordan Downs Redevelopment Quarterly Progress Report (Q2 2022)
Receive and File

Contact: Geoffrey Moen, Director of Development

8. Rose Hill Courts Redevelopment Quarterly Report (Q2 2022)
Receive and File

Contact: Geoffrey Moen, Director of Development

9. Pueblo Del Sol Rehabilitation Quarterly Progress Report (Q2 2022)
Receive and File

Contact: Geoffrey Moen, Director of Development

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.

- Emergency Housing Voucher Program monthly updates (T. Bakewell)

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 Delfino De La Cruz
Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, **Meeting Adjourned at 1:37pm.**