



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– AUGUST 25, 2022

ACTION MINUTES

Commissioner Cielo Castro called the Board of Commissioners Regular Meeting Videoconference to order on Thursday, August 25, 2022 at 9:03am. 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 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.

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

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

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 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: 872 1886 0291

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

Purpose: To authorize the Housing Authority of the City of Los Angeles ("HACLA"), through its nonprofit instrumentality La Cienega LOMOD, Inc. ("LOMOD"), or through a to-be-created special purpose entity with LOMOD as its sole member and manager ("HACLA Entity"), to enter into a to-be created limited partnership as the managing general partner ("MGP"), with an affiliate of WIP Expo Crenshaw, LLC, a Delaware based Limited Liability Company, as the administrative general partner ("AGP"), West Angeles Community Development Corporation ("West Angeles"), a California nonprofit public benefit corporation, as the co-general partner ("Co-GP," and together with MGP and AGP, the "General Partners"), and The Richman Group of California Development Company LLC ("TRGCA"), a California limited liability company, as the limited partner ("LP", and together with the General Partners, the "Partners") to develop a real property asset with up to 401 multi-family dwelling units with rents restricted

to levels affordable to households with incomes between thirty (30) and one hundred twenty (120) percent of the median income for Los Angeles County (“AMI”), and related commercial, open, and community spaces (the “Property”).

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 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

Purpose: To allow the Housing Authority of the City of Los Angeles (“HACLA” or “Authority”), in collaboration with the City of Los Angeles (“City”) through an executed Professional Services Agreement (“City Homekey PSA”), to amend the purchase and sale agreement for the real property asset located at 21121 Vanowen Street, Los Angeles, 91303 (“Property”) to increase the price and increase the deposits in connection with extending the closing date, in response to the State of California (“State”) Department of Housing and Community Development’s (“HCD”) Notice of Funding Availability (“2021 NOFA”) for the second round of the Homekey Program (“Homekey”).

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**
Motioned: Commissioner Delfino De La Cruz
Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

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

Purpose: The purpose of this item is to ensure both compliance with the Bylaws of the Housing Authority of the City of Los Angeles (“Authority”) and consistency with the Ralph M. Brown Act (“Brown Act”).

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

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

Purpose: The purpose of this item is to authorize the Housing Authority of the City of Los Angeles’ (HACLA) President and CEO, or designee, to purchase from the Housing Authority Insurance Group (HAI) the following insurance policies: (1) Commercial General Liability (including coverage for Law Enforcement and Lead Based Paint) for a premium cost of \$603,545; and (2) Commercial Property Insurance (including terrorism coverage) for all HACLA owned and leased properties for a premium cost of \$1,398,710.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

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

Purpose: To comply with federal regulations and Generally Accepted Accounting Principles (GAAP), the Housing Authority of the City of Los Angeles (“Housing Authority”) writes off unpaid accounts receivable deemed uncollectible from vacated tenants and former program participants on a semi-annual basis.

Contact: Patricia Kataura, Director of Finance

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

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

Purpose: To authorize the President and CEO to execute a contract with Resource Environmental, Inc. ("REI") as the lowest, responsive and responsible bidder in connection with the demolition of thirty-four (34) residential structures containing a total of two hundred twenty-nine (229) units, seven (7) surface parking lots and related improvements located in Areas H2B, S4, S5, P2, and S8A in the Jordan Downs public housing community, for a total amount not to exceed One Million, Six Hundred Fifty-Four Thousand, Four Hundred Dollars (\$1,654,400) pursuant to award under IFB-2022-103-NF. Details concerning how the proposed total contract award was calculated are provided in the Procurement subsection below.

Contact: Geoffrey Moen, Director of Development

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

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

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

Purpose: To codify the list of life-threatening Housing Quality Standard (HQS) conditions that require correction within twenty-four (24) hours.

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

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

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

9. FY 2022 2nd Quarter Budget Status Report
Receive and File

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Taelor Bakewell

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

C. Excluded Consent Agenda Items

B5. 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

Purpose: To approve relocation plans (the "Plans") for four properties located at 6531 S Sepulveda Blvd ("6531 Sepulveda"), 18602 S Vermont Avenue ("18602 Vermont"), 19325 Londelius Street ("19325 Londelius"), and 20205 Ventura Boulevard ("20205 Ventura") (each a "Property") to be acquired by the Housing Authority of the City of Los Angeles ("HACLA") on behalf of the City of Los Angeles ("City") in response to the Notice of Funding Availability, Round 2 ("NOFA") of the State of California Department of Housing and Community Development's ("HCD") Homekey program ("Homekey"), to address the permanent displacement of up to one hundred eighty-six (186) 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 et 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: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

**B7. Section 8 Landlord Outreach Efforts
Receive and File**

Contact: Carlos VanNatter, Director of Section 8

D. Agenda Items for Future Board of Commissioner Meetings

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

- Report back following evaluation of Section 8 landlord outreach process. (D. Tenenbaum)

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

6 AYES, 0 NAYS, 0 ABSENT, **Meeting adjourned at 11:06am.**