



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– SEPTEMBER 29, 2022

Meeting accessible at <https://us06web.zoom.us/j/84109756217>

ZOOM Meeting ID: 841 0975 6217

ACTION MINUTES

Commissioner Cielo Castro called the Board of Commissioners Regular Meeting Videoconference to order on Thursday, September 29, 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 Ana Bryan (*Joined at 9:15am*)
Commissioner Marisa Hall

ABSENT: Commissioner Delfino De La Cruz

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, September 23, 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 Dan Tenenbaum
Seconded: Commissioner Taelor Bakewell

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

IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Paola Daniel, Syrunda Mack, and Kimberly Canizalez 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, September 28, 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 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 \$73,110,000 to Finance and Refinance All of a Portion of the Cost of the Acquisition, Construction, Development, Rehabilitation, and Equipping of Rose Hill Courts Phase II, 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 Rose Hill Courts Phase II (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 Ana Bryan

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

2. Oral Report on Promoting Jobs in Construction

Contact: Jenny Scanlin, Chief Strategic Development Officer
Howard Baum, Deputy General Counsel

3. Appoint up to Three Commissioners to Serve as Negotiator(s) for the Board of Commissioners for Labor Negotiations with Unrepresented Employee (President and Chief Executive Officer)

Contact: Cielo Castro, Chairperson of the Board of Commissioners

Motion: Appoint Cielo Castro, Delfina De La Cruz, and Taelor Bakewell to Serve as Negotiators for the Board of Commissioners for Labor Negotiations with the President and CEO

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), 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 to 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 Approve the 2023 Agency Plan for Submission to the U.S. Department of Housing and Urban Development, Approving Revisions to the Section 8 Administrative Plan, and Approving the Public Housing Admissions and Continued Occupancy Policy Pursuant to 24 CFR Part 903

Purpose: To comply with HUD regulatory requirements and ensure the uninterrupted receipt of federal funds.

Contact: John R. King II, Director of Community Engagement
Carlos VanNatter, Director of Section 8
Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

2. Proposed Resolution Authorizing the Execution of a Contract with BetterComm, Inc., for Translation and Interpretation Services Pursuant to Award Under RFP HA-2022-107, for a Total Amount Not-to-Exceed \$750,000

Purpose: To provide interpretation and translation services for Housing Authority of the City of Los Angeles (“HACLA”) residents and staff during Board of Commissioners’ meetings, resident meetings and community events.

Contact: Eric Brown, Director of Intergovernmental & Community Relations

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

3. Proposed Resolution Authorizing the Execution of Contracts with V.T.P., Inc., Roy’s Flooring, Inc. and JJJ Floor Covering, Inc. for As-Needed Floor Repair and Refinishing Maintenance Services for a Total Amount Not-to-Exceed \$4,500,000 Pursuant to Awards Under RFP No. HA-2022-102

Purpose: The Housing Authority of the City of Los Angeles (“HACLA”) is engaged in the on-going practice of maintenance of its public housing portfolio. Having floor repair and refinishing maintenance services (the “Services”) supports the functionality, maintenance and improvement of our housing stock and is crucial in preserving our low-income housing. The three (3) proposed contracts (“Contracts”) will allow HACLA to receive the Services without interruption for the on-going maintenance and capital improvements of HACLA’s public housing sites (“Sites”).

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

4. Proposed Resolution Authorizing the Allocation of Three Hundred Ten (310) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program

Purpose: To assist in the creation of permanent supportive housing for extremely low income and very-low income homeless and chronically-homeless, special-needs, disabled individuals, families, transition-age youth (TAY), seniors, and veterans. HACLA proposes to make available Project-Based Vouchers (PBVs) to provide operating subsidy for eligible projects that will begin construction soonest and maximize applications for public capital funding.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Open the Section 8 Housing Choice Voucher Program Waiting List to Receive Applications for a Limited Time Period

Purpose: To open the Section 8 Housing Choice Voucher Program Waiting List ("Section 8 HCVP Waiting List") in accordance with the U.S. Department of Housing and Urban Development ("HUD") Code of Federal Regulations ("CFR") and the Housing Authority of the City of Los Angeles's ("HACLA") Section 8 Administrative Plan.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

6. Proposed Resolution Approving an Application for \$1,800,000 in Grant Funds from the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Climate Resilience Grant Program for the Nickerson Gardens Open Space Development Project

Purpose: The Strategic Initiatives team prioritizes filling in gaps in services available to our residents and addressing the Housing Authority of the City of Los Angeles' ("HACLA") capital needs, particularly for social, outdoor and program spaces. As one of the largest public housing sites in HACLA's portfolio, Nickerson Gardens serves over 1,000 households, mostly families with children. Play spaces are critical to supporting community health and cohesion. Without enough federal capital funds available to make needed improvements, the Housing Services Department and Strategic Initiatives are actively seeking to apply for grant opportunities to improve the property's open space. As a grant application requirement, HACLA's Board of Commissioners is asked to approve the submittal of an application for funding to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy for the Climate Resilience Program for Nickerson Gardens Open Space Development Project (the "Project").

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

7. Vision Plan Update: 2nd Quarter 2022 Data Visualization

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motion: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

8. 2021 Audited Financial Statements and Federal Single Audit Reports

Receive and File

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**
Motion: Commissioner Lucelia Hooper
Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

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.

- Report back on Continuum of Care funding. Margarita Lares indicated 3rd quarter update can be included on the November BOC meeting agenda.
- Future report on Project Based Vouchers (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. CLOSED SESSION

Public Employee Performance Evaluation Pursuant to Government Code § 54957 and Conference with Labor Negotiator(s) Pursuant to Government Code § 54957.6

Agency Designated Representative(s): The Individual(s) Appointed and Announced During Open Session

Employee Title/Unrepresented Employee: President and Chief Executive Officer

Start Time: 10:30am

End Time: 11:52am

No reportable actions

X. ADJOURNMENT

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT (De La Cruz), **Meeting Adjourned at 11:52am**