



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

TUESDAY– NOVEMBER 15, 2022 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/85852679009>

ZOOM Meeting ID: 858 5267 9009

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 Thursday, November 10, 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 Natasha Tave, Ingrid Lopez, and Nirvanah Sompas 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 Monday, November 14, 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 2023 Consolidated Operating and Capital Budget

Contact: Marlene Garza, Chief Administrative Officer

2. Proposed Resolution Authorizing HACLA to Enter Into a Limited Partnership Through its Instrumentality La Cienega LOMOD, Inc. to Acquire a 276-Unit Multifamily Property at 4555 West Martin Luther King Jr. Boulevard; to Lend the Partnership \$200,000 to Finance Acquisition of the Property; and to Execute or Record Various Related Documents Including Those Necessary to Maintain Long-Term Affordability at the Property

Contact: Geoffrey Moen, Director of Development

3. Proposed Resolution Authorizing Los Angeles LOMOD South to Enter Into a Partnership Agreement with PHK SUP8, LLC, for the Long Term Operation, Development and Ownership of Real Property Located at 7625 and 7631 Topanga Canyon, Los Angeles, CA 91304; The Execution of an Interim Lease Agreement Between HACLA and Topanga Canyon Housing Partners, LP; The Provision of a \$306,000 Operating Grant and a \$2,000,000 Bridge Loan to Topanga Canyon Housing Partners, LP Allowing for the Use and Conversion of a Former Motel to a 52-Unit Permanent Supportive Housing Project; and Related Actions

Contact: Tina Smith-Booth, Director of Asset Management

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 President and CEO, or Designee, to Write Off Uncollectible Accounts Receivable Including \$165,410 for Section 8 Programs

Contact: Patricia Kataura, Director of Finance

2. Proposed Resolution Authorizing Award of a One-Year Contract to Redesign Group, Inc., in an Amount Not to Exceed \$710,000, for the Build-Out of Property Management and Supportive Services Space, Pursuant to IFB HA-2022-118-NF-PBV; Assignment of that Contract to Westlake Macarthur Park Apartments, LLC (Westlake), and Further Authorizing Use of \$710,000 in Authority Under HACLA’s Line of Credit by Westlake to Cover the Cost of the Contract

Contact: Tina Smith-Booth, Director of Asset Management

3. Proposed Resolution Authorizing Execution of Amendment No. 1 to Contract HA-2022-24-PB with Harmin Services No. 1, Inc. (DBA Hart Employment Services) for Temporary Staffing Services, to Extend the Contract Term and Increase its Contracting Amount to \$1,500,000

Contact: Annie Markarian, Director of Labor & Employee Relations

4. Proposed Resolution Authorizing the Allocation of One Hundred (100) Section 8 Housing Choice Vouchers for the Project-Based Voucher Program to Leverage the Creation of Larger Scale Affordable Housing Projects

Contact: Carlos VanNatter, Director of Section 8

5. Continuum of Care Funding Update (Q3 2022)

Receive and File

Contact: Carlos VanNatter, Director of Section 8

6. Capital Improvements in Public Housing 2022 Annual Update

Receive and File

Contact: Marisela Ocampo, Director of Housing Services

- 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. 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): Cielo Castro, Delfino De La Cruz, Taelor Bakewell

Employee Title/Unrepresented Employee: President and Chief Executive Officer

X. BOARD BUSINESS ITEMS

Proposed Resolution of the Housing Authority Board of Commissioners Authorizing Amending the Terms and Conditions of an Employment Agreement by and Between the Housing Authority and Douglas Guthrie as President and CEO of the Housing Authority of the City of Los Angeles

Contact: Cielo Castro, Chairperson of the Board of Commissioners

XI. ADJOURNMENT

Commissioner Cielo Castro, Chairperson
Commissioner Dan Tenenbaum, Vice Chairperson
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Ana Bryan
Commissioner Taelor Bakewell
Commissioner Marisa Hall