



Board of Commissioners
REGULAR MEETING
VIDEOCONFERENCE

THURSDAY– DECEMBER 15, 2022 AT 9:00 A.M.

Meeting accessible at <https://us06web.zoom.us/j/85047639562>

ZOOM Meeting ID: 850 4763 9562

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 Friday, December 9, 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 Retirees

Employee Name	Years of Service
Darrell Arms	30 Years
Hector Chacon	27 Years
Gina Gavilanes	23 Years
Harmik Dergevorkian	23 Years
Eduardo Meneses	22 Years
Chanda Clarke-Peters	21 Years
Laura Reyes-Velasquez	21 Years
Mary Bustos	21 Years
Beverly Locke	20 Years
Raymond Washington	19 Years
Purita Barba	15 Years
Becky Clark	14 Years
Collin T. Aska	14 Years
Timoteo Nolasco	9 Years

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, December 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 Resolution Authorizing the President and CEO, or their Designee, to Enter into Separate Ground Lease Options for a 48-Unit Rose Hill Courts Phase II-A and a 48-Unit Rose Hill Courts

Phase II-B Project, and to Recommit Up to \$4,500,000 in GAP Funding for Rose Hill Courts Phase II-A

Contact: Geoffrey Moen, Director of Development

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 Adopting the Schedule of Regular Meetings of the Board of Commissioners for the 2023 Calendar Year

Contact: James Johnson, General Counsel

2. Proposed Resolution Adopting the Fiscal Year 2023 Consolidated Operating and Capital Project Budgets, Authorizing the Execution of Any Required Budget Documents, Including the Conventional Public Housing, Section 8 Program, and L.A. LOMOD Annual Contributions Contract as Amended, and to Invest Housing Authority Funds Not Required for Immediate Necessities

Contact: Marlene Garza, Chief Administrative Officer

3. Proposed Resolution Authorizing the Execution of a Contract with Dunn-Edwards Corporation for As-Needed Paint and Painting Supplies for a Total Amount Not-to-Exceed \$6,200,000

Contact: Marisela Ocampo, Director of Housing Services

4. Proposed Resolution Authorizing the Execution of a Contract with W.W. Grainger, Inc. to Provide Maintenance, Repair and Operation Supplies and Equipment For a Total Amount Not-to-Exceed \$1,800,000

Contact: Marisela Ocampo, Director of Housing Services

5. Proposed Resolution Authorizing the Purchase of Technology and Telecommunication Products and Services from Various Government Contract Vendors for a Total Amount Not to Exceed \$5,709,000

Contact: Luis Yataco, Director of Information Technology

6. Proposed Resolution Authorizing the Conversion of One Hundred Seventy (170) HUD-VASH Project Based Vouchers Awarded to Two Projects Pursuant to HACLA PBV Notice of Funding Availability HA-2016-91 to Regular Project Based Vouchers with a Preference for Veterans

Contact: Carlos VanNatter, Director of Section 8

7. Proposed Resolution Authorizing the Allocation of Four Hundred Seventy-Five (475) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program to Provide Operating Subsidy for Projects Awarded Funding Pursuant to the State of California Department of Housing and Community Development Project Homekey Notice of Funding Availability (NOFA) for Projects

Contact: Carlos VanNatter, Director of Section 8

8. Proposed Resolution Authorizing the President and CEO, or their Designee, to Enter Into a First Amendment to Ground Lease Agreement, Ground Lessor Estoppel Certificate, Subordination Agreement and Ancillary Documents for the Closing of Permanent Financing for the Development of Jordan Downs Area H (Also Known as Park Place at Jordan Downs)

Contact: Geoffrey Moen, Director of Development

9. Vision Plan Update: Q3 2022 Date Visualization

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

10. FY 2022 3rd 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
Commissioner Marisa Hall