



***Board of Commissioners***  
REGULAR MEETING  
**VIDEOCONFERENCE**

THURSDAY– MARCH 31, 2022

Meeting accessible at <https://us06web.zoom.us/j/89747716051>

**ZOOM MEETING ID: 897 4771 6051**

**ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioners Regular Videoconference Meeting to order on Thursday, March 31, 2022 at 9:04am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

**I. ATTENDANCE**

Present: Commissioner Cielo Castro  
Commissioner Dan Tenenbaum  
Commissioner Taelor Bakewell  
Commissioner Delfino De La Cruz

Absent: Commissioner Lucelia Hooper  
Commissioner Noramay Cadena  
Commissioner Ana Bryan

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, March 25, 2022 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at [www.hacla.org](http://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 Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

#### IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Julissa Cambero, Vernon Byrd, Dennis Macauley, Dean Smith, Monica Yeo, Kevyn Carter and Amy Lee 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](http://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, March 30, 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. LAHSA Presentation on Critical Racial Equity Initiatives

Contact: Margarita Lares, Chief Programs Officer  
Clifton Trotter, LAHSA Equity Director

2. Proposed Resolution Authorizing the President and CEO, or Their Designee, to Enter Into a Disposition and Development Agreement, Long-Term Ground Lease Agreement, Right of First Refusal, Purchase Option and Put Right Agreement, and Loan Documents with Jordan Downs 3, LP ("Partnership") for an Authority Acquisition Loan of Up to \$3,190,000, an Authority Bridge Loan of Up to \$4,000,000, a Loan of Grant Funds From a Choice Neighborhoods Implementation Grant of Up to \$7,324,100, and a Loan of Grant Funds From the California Department of Housing and Community Development's ("HCD") Infill Infrastructure Grant Program of Up to \$5,000,000, as well as Execute a RAD Use Agreement and Choice

Neighborhoods Initiative Declaration of Restrictive Covenants with the U.S. Department of Housing and Urban Development (“HUD”), for the Development of Jordan Downs Phase H2A, A 76-Unit Affordable Residential Development with Community Amenities, and to Execute Related Documents and Agreements Including Documents to Comply with the New HUD Section 3 Rules and Undertake Various Actions in Connection Therewith

Purpose: To execute a Disposition and Development Agreement (“DDA”) and Ground Lease Agreement with Jordan Downs 3, LP (the “Developer” or “Partnership”) for the development of Jordan Downs Phase H2A (the “Project” or “Phase H2A”), the next phase of the Jordan Downs Redevelopment, and execute all other Housing Authority of the City of Los Angeles (“HACLA” or the “Authority”) documents connected with the Project, including documents to comply with the new HUD Section 3 rules as required by the U.S. Department of Housing and Urban Development (“HUD”), and to effectuate both the financial and construction closing of the Project. The DDA will establish the terms and conditions between the Authority and the Developer for the development of a 76-unit affordable residential development (with one manager’s unit) and related amenities. The Project includes a Rental Assistance Demonstration (“RAD”) Use Agreement with HUD and the Developer for the development of 9 RAD units, and a HUD Choice Neighborhoods Initiative (“CNI”) Declaration of Restrictive Covenants for the development of 39 units (inclusive of the RAD units) of replacement housing, in the 76-unit development.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

3. Proposed Resolution Authorizing and Approving Amendment of the Existing \$100,000,000 Revolving Line of Credit Facility with City National Bank and CN Financing, Inc. to Temporarily Increase the Facility’s Aggregate Revolving Line of Credit to an Amount Not to Exceed \$140,000,000, and Authorizing the President and CEO, or their Designee, to Execute and Deliver a First Amendment to Amended and Restated Revolving Credit Agreement, Second Amended and Restated Fee and Interest Rate Agreement, Promissory Notes and All Other Related Documents and Agreements and the Undertaking of Various Other Actions in Connection Therewith, Subject to Credit Approval From City National Bank and CN Financing, Inc.

Purpose: Authorize the President and CEO, or their designee, to take all actions necessary to amend HACLA’s existing revolving line of credit bank facility (the “LOC”). The amended and restated facility (“Amended LOC”) will temporarily increase the total credit available under the LOC from \$100 million to \$140 million and contains structural components better suited to

HACLA's interim financing needs, under terms substantially similar to those of the LOC.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

4. Proposed Resolution Approving the Addition of Three New Position Authorities in the Asset Management Department to Support the Expanding Portfolio of Properties, Including Service-Enriched Permanent Supportive Housing

Purpose: With this action, the Board of Commissioners is asked to approve the addition of three (3) new position authorities to support the Asset Management Department's expanded portfolio: a Deputy Director of Asset Management, an Asset Manager, and an Assistant Housing Manager.

Contact: Tina Smith-Booth, Director of Asset Management

Action: **APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

5. Proposed Resolution to Authorize the Housing Authority of the City of Los Angeles to Submit an Application to the California Department of Transportation on its Own Behalf as well as in Collaboration with the City of Los Angeles to Further the Goal of Expanding Options for Affordable Permanent Housing Solutions in the City of Los Angeles and to Authorize the President and CEO, or Designee, to Procure and Commit Resources, Execute Related Documents and Agreements and to Undertake Various Actions in Connection Therewith

Purpose: To allow the President and CEO, or his designee, on behalf of the Housing Authority of the City of Los Angeles ("HACLA") to negotiate and execute a Professional Services and Asset Management Agreement with the City of Los Angeles ("City"), through the Los Angeles Housing Department ("LAHD") and the Los Angeles Department of Recreation and Parks ("RAP"), to facilitate HACLA's purchase of State Route 710 properties on behalf of the City, subject to legal review and approval as to form and to prepare one or more applications to the California Department of Transportation ("Caltrans") for HACLA or the City's interest. None of the authorizations requested remove the requirement for all acquisitions to be brought before the Board of Commissioners ("Board") for future consideration.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Dan Tenenbaum  
4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

6. Watts Rising Collaborative, Choice Neighborhood Grant, and Transformative Climate Communities (TCC) Grant Update for Fiscal Year 2020-2021

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **TABLED**

7. Proposed Resolution Authorizing the President and CEO, or Their Designee, to Enter Into Loan Documents and Related Documents with the City of Los Angeles for a Loan of Up to \$18,100,000 for the Acquisition of the Real Property Asset at 7639 Van Nuys Boulevard, Los Angeles, California 91405, and for a Loan of Up to \$49,750,000 for the Acquisition of the Real Property Asset at 1654 W. Florence Avenue, Los Angeles, California, 90047; and to Undertake Various Actions in Connection Therewith

Purpose: The Board of Commissioners (“Board” or “BOC”) authorized the purchase of 7639 Van Nuys Boulevard, Los Angeles, CA (the “Van Nuys Property”) and 1654 W. Florence Avenue, Los Angeles, CA (the “Florence Property,” and together with the Van Nuys Property, the “Properties” or the “Projects”) as part of the City of Los Angeles’ (“City”) Homekey 2.0 portfolio. The Properties are to be purchased and held by HACLA on a temporary basis until the City selects third-party owner/operators for each property, at which time HACLA will transfer title to the Properties.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), 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 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 a Contract with Ganahl Lumber Company for an Initial One-Year Term with Three (3) One-Year Options to Extend, for As-Needed Lumber, Plywood and Related Products for a Total Amount Not-to-Exceed \$2,600,000 Including Sales Tax

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 lumber, plywood, and related products that will support the

functionality, maintenance and improvement of its housing stock are crucial in preserving our low-income housing. The proposed contract will allow HACLA to purchase lumber, plywood, and related products for ongoing maintenance and capital improvements of HACLA's 14 public housing sites ("Sites").

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with Energy Options, Inc. for a Total Contract Amount of \$348,545, for the Replacement of the 350 Ton Cooling Tower at 2600 Wilshire Blvd., Los Angeles, Pursuant to Award Under IFB HA-2022-5-NF

Purpose: To furnish all labor and equipment necessary for the replacement and installation of a 350-ton new cooling tower at the 2600 Wilshire Blvd., Los Angeles administrative office.

Contact: Tina Smith-Booth, Director of Asset Management

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

3. Proposed Resolution Authorizing Dedication of Four Hundred Ninety-Five (495) Section 8 Project-Based Vouchers to One (1) Permanent Supportive Housing Proposal Selected Pursuant to Project-Based Voucher ("PBV") Notice of Funding Availability ("NOFA") No. HA-2022-20 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts and Documents Required for the Award

Purpose: Authorize dedication of project-based vouchers ("PBV") to one permanent supportive housing project ("PSH") acquired and to be operated by the Housing Authority in the City of Los Angeles ("HACLA") with Project Homekey funding to house homeless or at risk of homeless households who are impacted by COVID-19, and with household incomes at or below 30% of area median income ("AMI").

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), Motion Carried

4. Vision Plan Implementation: Year Three (2020) & Year Four (2021) Update

**Receive and File**

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Public Housing Communities Update

**Receive and File**

Contact: Marisela Ocampo, Director of Housing Services

- C. Excluded Consent Agenda Items

*No items excluded from Consent Agenda*

- D. Agenda Items for Future Board of Commissioner Meetings

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

- Schedule Watts Rising Collaborative, Choice Neighborhood Grant, and Transformative Climate Communities (TCC) Grant Update for a future meeting where Commissioner Hooper is present. (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: Delfino De La Cruz

Seconded: Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (Hooper, Cadena, Bryan), **Meeting Adjourned at 1:05pm**