



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

THURSDAY– FEBRUARY 24, 2022

Meeting accessible at <https://us06web.zoom.us/j/83370188364>

**ZOOM MEETING ID: 833 7018 8364**

**ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioners Regular Videoconference Meeting to order on Thursday, February 24, 2022 at 9:06am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

**I. ATTENDANCE**

Present: Commissioner Cielo Castro  
Commissioner Dan Tenenbaum  
Commissioner Noramay Cadena (Left meeting at 12:30pm)  
Commissioner Lucelia Hooper  
Commissioner Delfino De La Cruz  
Commissioner Ana Bryan

Absent: Commissioner Taelor Bakewell

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, February 18, 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 Noramay Cadena

Seconded: Commissioner Lucelia Hooper

5 AYES, 0 NAYS, 2 ABSENT (Bakewell, Tenenbaum), Motion Carried

#### IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Ashley Winston, Serina Cannon and Kevin Sharp 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, February 23, 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. CLOSED SESSION

Conference with Labor Negotiator Pursuant to Government Code § 54957.6

Agency Designated Representative: Annie Markarian, Director of Labor and Employee Relations

Employee Organizations: American Federation of State, County and Municipal Employees Local 143

**Start Time: 9:38am**

**End Time: 10:30am**

***No reportable action***

VIII. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution to Adopt an Authority Resident Relocation Inconvenience Award Policy and to Approve the Updated Relocation Plan Dated January 2022 for the Jordan Downs Redevelopment Project Prepared in Accordance with the Requirements of California Relocation Assistance Law Government Code Section 7260 Et Seq. ("Act") and the Relocation Assistance and Real Property Acquisition Guidelines Adopted

by the California Department of Housing and Community Development, Title 25, California Code of Regulations, Section 6000 Et Seq. (“Guidelines”) and to Undertake Various Actions in Connection Therewith

**Purpose:** To adopt an Authority resident relocation Inconvenience Award Policy and approve the updated Relocation Plan dated January 2022 (“Updated Plan”) for the Jordan Downs Redevelopment Project (“Project”) and to undertake various actions in connection therewith. The Plan is prepared in accordance with the requirements of California Relocation Assistance Law, 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, California Code of Regulations, Section 6000 et seq. (the "Guidelines"). The Updated Plan is also intended to comply with the federal relocation laws, as applicable to the Project, including, but not limited to, HUD Notice H-2019-09 PIH2019-23 (HA) (September 5, 2019), HUD Notice H-2016-17 PIH-2016-17 (HA) (November 10, 2016), the U.S. Housing Act of 1937, as amended, 24 CFR Part 970, 24 CFR Part 982, 24 CFR Part 983, the Uniform Relocation Assistance and Real Property Acquisition Act (“URA”) as amended, 49 CFR Part 24, Section 104(d) of the Housing and Community Development Act of 1974, as amended, and 24 CFR Part 42 (collectively, the “Legal Requirements”).

**Contact:** Geoffrey Moen, Director of Development

**Action:** **APPROVED**

**Motioned:** Commissioner Lucelia Hooper

**Seconded:** Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT(Bakewell), Motion Carried

2. Proposed Resolution to Approve the Acquisition of the Real Property Asset at 6521 S. Brynhurst Avenue, Los Angeles, California 90043, by the Housing Authority of the City of Los Angeles, at Fair Market Value for \$17,340,000, in Response to the California Department of Housing and Community Development’s (“HCD”) Notice of Funding Availability for Round 2 of the Homekey Program; to Approve and Authorize the Execution and Delivery of All Related Documents, Certificates and Agreements, Including an HCD Standard Agreement, and to Undertake Various Action in Connection Therewith

**Purpose:** The Board of Commissioners (“Board” or “BOC”) previously authorized the purchase of 6251 S. Brynhurst Avenue, Los Angeles, CA (the “Property” or the “Project”) by HACLA in partnership with the City of Los Angeles (“City”) through Resolution No. 9730 in August of 2021. This action is now required to allow for the purchase of the Property by HACLA for its own portfolio rather than by HACLA on behalf of the City of Los Angeles, to approve changes to the funding application submitted by HACLA to HCD for the Property, to authorize the use of HACLA funds for the purchase and lease-up of the Property, and to allow for the designated officers of HACLA to execute various agreements and documents necessary to consummate the purchase of the Property.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT(Bakewell), Motion Carried

3. Proposed Resolution Approving the Acquisition of the Real Property Asset Located at 6001 W. Pico Blvd and 1265 Stearns Drive, Los Angeles, California 90035, for Fair Market Value at a Price of \$31,200,000 in Response to the California Department of Housing and Community Development's ("HCD") Notice of Funding Availability for the Homekey Program in Partnership with the City of Los Angeles; Approving and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements, Including a Purchase and Sale Agreement, and HCD Standard Agreement; Making a Determination that this Acquisition is Exempt from Environmental Review Under the California Environmental Quality Act; 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, to purchase the multifamily property located at 6001 Pico Boulevard and 1265 Stearns Drive (collectively, the "Property") 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"). Action is requested at this time in order to allow for HACLA and the City of Los Angeles ("City") to submit a funding application to HCD as quickly as possible in order to access remaining funds available through Homekey. This report provides a detailed explanation of the Property, with an acquisition summary attached hereto as Attachment 3. While HACLA has acted as the lead on behalf of the City in entering into a Letter of Intent to purchase the Property, all financing to close escrow on the Property will be provided by the City through its receipt of the grant funding from the Homekey Program and other City funding. HACLA will fund the deposit for the Property and the costs of due diligence inspections, all of which will be reimbursed at escrow closing by the City.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT(Bakewell), Motion Carried

4. 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 \$74.4 Million to Finance and Refinance All or a Portion of the Cost of the Redevelopment, Rehabilitation, Construction, and Equipping of Jordan

Downs Phase H2B, 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 Jordan Downs Phase H2B (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 would 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.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT(Bakewell), Motion Carried

5. Section 3 Annual Report

Contact: Howard Baum, Deputy General Counsel

***No action required.***

6. Annual Update on the Workforce Development Unit

Contact: Jenny Scanlin, Chief Strategic Development Officer

***No action required.***

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 Approving and Adopting the Housing Authority of the City of Los Angeles’ Pay Schedules for Calendar Years 2022, 2023 and 2024

Purpose: The purpose of this item is to comply with California Code of Regulations section 570.5, which requires that a public entity’s pay schedule be duly approved and adopted by the employer’s governing body in accordance with the requirements of applicable public meeting laws. The corresponding Resolution seeks to have the Board of Commissioners approve and adopt the Housing Authority of the City of Los Angeles’ (“HACLA”) pay schedules for calendar years 2022, 2023 and 2024.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT(Bakewell, Cadena), Motion Carried

2. Proposed Resolution Authorizing the Reauthorization of One Hundred Forty-Four (144) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program to Maximize Applications to the 2021 State of California Department of Housing and Community Development Project Homekey Notice of Funding Availability (NOFA) for Projects, Round 2 or Subsequent Homekey NOFA Rounds, or to Support Projects Previously Awarded Project Homekey Funding

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 additional Project-Based Vouchers (PBVs) to maximize applications to the 2021 State of California Department of Housing and Community Development (HCD) Project Homekey Notice of Funding Availability (NOFA) for projects, Round 2 or subsequent Homekey NOFA rounds, or to support projects previously awarded Project Homekey funding.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT(Bakewell, Cadena), Motion Carried

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Talx Corporation, Provider of Equifax Verification Services, for an Initial One Year Contract Term Extendable on an Annual Basis for a Total Term of Up to Five Years, for a Total Contract Amount Not to Exceed \$1,050,000 for Employment Income Verification

Purpose: The Housing Authority of the City of Los Angeles (“HACLA”) must determine whether an applicant family’s income exceeds the applicable income limit as established by the U.S. Department of Housing and Urban Department (“HUD”) in the jurisdiction where the family wishes to lease a unit. While the verification hierarchy described in Notice PIH 2018-18 applies to income determinations for applicants, HUD’s Enterprise Income Verification (EIV) system is not available for verifying income of applicants, thereby requiring HACLA to utilize non-HUD systems. Additionally, the Watts/LA WorkSource Center is required by its grantors to verify income information for all active or placed clients twice a year.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT(Bakewell, Cadena), Motion Carried

#### 4. Vision Plan Update, Q4 2021

##### **Receive and File**

Contact: Jenny Scanlin, Chief Strategic Development Officer

#### 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.

- Report back to Board regarding Section 3 New Hires (De La Cruz)
- Formal presentation regarding quality of life and safety issues in Public Housing (Tenenbaum)
- Provide update on \$35 million and what has been done in the community of Watts (Hooper)

### IX. 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

### X. ADJOURNMENT

Motioned: Lucelia Hooper

Seconded: Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (Bakewell, Cadena), **Meeting Adjourned at 12:52pm**