



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

THURSDAY– OCTOBER 28, 2021

Meeting accessible at <https://us06web.zoom.us/j/84157236733>

**ZOOM MEETING ID: 841 5723 6733**

**ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioners Regular Videoconference Meeting to order on Thursday, October 28, 2021 at 8:10am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

PRESENT: Commissioner Cielo Castro  
Commissioner Dan Tenenbaum  
Commissioner Delfino De La Cruz  
Commissioner Ana Bryan  
Commissioner Taelor Bakewell (*Left meeting at 11:06am*)  
Commissioner Lucelia Hooper (*Joined meeting at 11:21am*)

ABSENT: Commissioner Noramay Cadena

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, October 22, 2021 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 newly enacted legislation, 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

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

#### IV. SPECIAL ORDER OF BUSINESS

1. Recognition of Jesus Rivera, Kirk Gramer and Helen Medrano 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, October 27, 2021 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 an Application for \$650,000 in Measure A Grant Funds from the Los Angeles County Regional Park and Open Space District for Nickerson Gardens Courtyard Renovations

Purpose: The Strategic Initiatives team prioritizes filling in gaps for service to our residents as well as the Housing Authority of the City of Los Angeles' ("HACLA" or "Authority") 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 and 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 and desire to apply for grant opportunities to improve the property's open space. In order to ensure our application is complete, HACLA's Board of Commissioners is required to approve the submittal of this application for funding to RPOSD for Measure A funds.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Taelor Bakewell

Seconded: Commissioner Delfino De La Cruz

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

2. Proposed Resolution Authorizing an Application for \$700,000 in Measure A Grant Funds from the Los Angeles County Regional Park and Open Space District for Improvements to Construct a Linear Park Along the Harbor Boulevard Waterfront Promenade Between 1<sup>st</sup> and 3<sup>rd</sup> Streets in Partnership with the Port of Los Angeles, the City of Los Angeles and the U.S. Housing and Urban Development Department

Purpose: Approve the filing of a grant application with the Los Angeles County Regional Park and Open Space District (“RPOSD”) to receive \$700,000 in Measure A funds for improvements to create a linear park activating the Waterfront Promenade bike and walking trail on property owned by the City of Los Angeles Harbor Department (“Port of Los Angeles”), on the east side of Harbor Boulevard between 1st Street and 3rd Street in San Pedro (“Harbor Boulevard Parkway”). Harbor Boulevard Parkway is nearby HACLA’s Rancho San Pedro development, and the improvements will directly benefit Rancho San Pedro residents. Approval by the applicant’s governing body is required by RPOSD for receipt of the funds.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Dan Tenenbaum

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

3. Proposed Resolution Approving the Acquisition of the Following Two (2) Real Property Assets at Fair Market Value: (1) 5050 W. Pico Boulevard, Los Angeles, California 90019, for \$36,500,000, and (2) 10247 Variel Avenue, Los Angeles, California 91311, for \$14,400,000, in Response to the California Department of Housing and Community Development’s (“HCD”) Notice of Funding Availability for the Second Round of 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 Purchase and Sale Agreements, and HCD Standard Agreements; Making a Determination That These Acquisitions are 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”) to purchase two (2) newly-constructed multifamily properties (each a “Property,” and together the “Properties”) in response to the State of California (“State”) Department of Housing and Community Development’s (“HCD”) Notice of Funding Availability (“NOFA”) for Round 2 of the Homekey Program (“Homekey”). Actions are required to be taken at this time in order to meet the contingency requirements for Board of Commissioners’ consideration within sixty days of the execution of the respective Purchase and Sale Agreements.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**  
Motioned: Commissioner Dan Tenenbaum  
Seconded: Commissioner Delfino De La Cruz

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

4. Presentation on “Recruitment Strategies- Transforming HACLA to an Employer of Choice”

Contact: Annie Markarian, Director of Labor & Employee Relations

5. Digital Connectivity Update

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Information Technology Initiatives 2021 Annual Update

Contact: Luis Yataco, Director of Information Technology

7. Capital Improvements at Public Housing Sites 2021 Annual Update

Contact: Marisela Ocampo, Director of Public Housing

**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 Amendment No. 3 to the Legal Services Contract with Goldfarb & Lipman, LLP (HA-2019-133NF) to Increase the Maximum Payment Obligation by \$500,000, for a Total Contract Amount Not-to-Exceed \$1,500,000

Purpose: To authorize a \$500,000 increase in the maximum payment obligation under the legal services contract with Goldfarb and Lipman, LLP (“Goldfard”) for the continuation of specialized legal services to the Housing Authority on an as-needed basis, and to restore the President and CEO’s contracting authority of up to \$250,000 should the contract require further amendment.

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**  
Motioned: Commissioner Dan Tenenbaum  
Seconded: Commissioner Ana Bryan

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 First Fire Systems Inc., for Services Related to Security, Fire, Life and Safety Alarm Systems and Fire Extinguishers and Fire Suppression Systems for a Total Contract Amount Not to Exceed \$577,762 Pursuant to Award Under IFB No. HA-2021-111-NF for an Initial One Year Term with Four One-Year Options to Extend

Purpose: To award a contract that furnishes all labor, materials, supplies, and equipment necessary to perform routine preventative maintenance, repairs, inspection and testing, and monitoring of the security and fire, life and safety alarm systems, and the fire extinguishers and fire suppression systems (collectively, "Security, Fire, Life and Safety Systems") located at HACLA's administrative offices.

Contact: Tina Smith-Booth, Director of Asset Management

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

4. Proposed Resolution Authorizing the Allocation of Six Hundred Fifty (650) 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 NOFA for Projects, Round 2

Purpose: To assist in the creation of permanent supportive housing for extremely low-income and very-low income homeless and chronically-homeless, and those at risk of homelessness, including populations that may include special-needs, disabled individuals, families, transition-age youth (TAY), seniors, and veterans. HACLA proposes to make available Project-Based Vouchers (PBV's) to support operating income for applications to the 2021 State of California Department of Housing and Community Development (HCD) Project Homekey NOFA for projects, Round 2.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Interior Demolition, Inc., as the Lowest, Responsive and Responsible Bidder in Connection with the Demolition of Thirteen (13) Residential Structures Located in Phase

P1, S7, and Area H2A and One (1) Surface Parking Lot at the Jordan Downs Public Housing Community Pursuant to Award Under IFB HA-2021-153 for a Total Contract Amount Not to Exceed \$2,152,666

Purpose: To initiate demolition activities at Jordan Downs Public Housing to remove thirteen (13) residential structures containing a total of eighty two (82) units, and one (1) surface parking lot, in order to facilitate the continued redevelopment of the site and efficiently manage the remaining public housing units and the safety of residents during the redevelopment process.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

6. Proposed Resolution Approving Submission of an Application for Property Retention of Mendez School Property to the U.S. Department of Housing and Urban Development (HUD) and the Undertaking of Various Actions in Connection Therewith

Purpose: Authorize the President and CEO of the Housing Authority of the City of Los Angeles (the "Authority" or "HACLA"), or designee, to submit a property retention application to the U.S. Department of Housing & Urban Development ("HUD") that seeks removal of the Public Housing Declarations of Trust ("DOTs") from the parcels that the Authority ground leased to the Los Angeles Unified School District ("LAUSD") for the development of the Felicitas and Gonzalo Mendez Learning Center School ("Mendez Learning Center").

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

7. Rose Hill Courts Quarterly Report, Q3 2021

#### **Receive and File**

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

8. Pueblo Del Sol Quarterly Report, Q3 2021

**Receive and File**

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

9. Jordan Downs Quarterly Report, Q3 2021

**Receive and File**

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ana Bryan

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

C. Excluded Consent Agenda Items B2

1. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Contracts with the Following Five Vendors: 1) Aurora Industrial Hygiene, 2) Lead Tech Environmental, 3) Atlas Technical Consultants, LLC., 4) Citadel EHS, and 5) EFI Global, Inc., each for a One-Year Contract Term with Four One-Year Options to Extend, in Amounts Not-to-Exceed \$500,000, for Environmental Consulting Services Pursuant to Awards Under RFP HA-2021-110

Purpose: Authorize the President and CEO, or designee, to execute contracts with each of the following five (5) environmental consulting firms: 1) Aurora Industrial Hygiene, 2) Lead Tech Environmental, 3) Atlas Technical Consultants, LLC., 4) Citadel EHS, and 5) EFI Global, Inc., to perform environmental consulting services in relation to lead-based paint (LBP) and materials that contain lead, asbestos-containing materials (ACM), and other forms of hazardous materials/substances (OHS). The consulting services include: testing, sampling, surveying, laboratory analysis, inspections, risk assessments, monitoring, oversight and design of methodologies, specifications and plans. The five (5) contracts are each for an initial one (1) year term with four (4) one-year options to extend. It is advantageous for the Housing Authority of the City of Los Angeles ("HACLA") to award the five recommended contracts, each with an amount not to exceed \$500,000, in order to ensure HACLA has sufficient and timely environmental consulting services.



Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Dan Tenenbaum

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

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): Chairperson Castro, Commissioner Cadena, and Commissioner Tenenbaum

Employee Title/Unrepresented Employee: President and Chief Executive Office

Start Time: 1:00pm

End Time: 1:50pm

**No Reportable Action**

X. ADJOURNMENT

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 3 ABSENT (*Bakewell/Cadena/De La Cruz*), **Meeting Adjourned at 1:56pm**