



Board of Commissioners
REGULAR MEETING
TELECONFERENCE

THURSDAY– MARCH 25, 2021

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 382-374-933

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 612-280-069

ACTION MINUTES

Commissioner Ben Besley called the Board of Commissioners Regular Meeting to order on Thursday, March 25, 2021 at 9:10am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley
Commissioner Cielo Castro
Commissioner Noramay Cadena
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
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 19, 2021 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. SPECIAL ORDER OF BUSINESS

1. Recognition of Luz Ochoa, Ozheni Arakelyan and Jonathan Ochoa as Employees of the Month
2. Recognition of Women's History Month Honorees Commissioner Lucelia Hooper and Pamela Paige

IV. PUBLIC COMMENT INSTRUCTIONS

****Please note special Teleconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM ARE REQUESTED TO SUBMIT A **WRITTEN COMMENT** TO THE BOARD SECRETARY FOR EACH ITEM THEY WISH TO ADDRESS. **THE DEADLINE FOR WRITTEN COMMENTS IS WEDNESDAY, MARCH 24, 2021 AT 12:00PM. ALL WRITTEN COMMENTS SHOULD BE SUBMITTED VIA EMAIL TO TIFFANY.PRESCOTT@HACLA.ORG. PLEASE MAKE SURE EMAIL INCLUDES NAME, AGENDA ITEM NUMBER, AND ADDRESS/ORGANIZATION FOR WHOM 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 PRIOR TO THE MARCH 25, 2021 BOC MEETING. THE SECRETARY WILL ALSO READ EACH PUBLIC COMMENT INTO THE RECORD AT THE TIME THE ITEM IS CONSIDERED.

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 REPETITION IN THEIR COMMENTS.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution Approving Modifications to the 2020 Cares Act Funding Expenditure Plan, and Authorizing the President & CEO, or Designee, to Award and/or Amend Contracts and Execute All Required Contract Documents

Purpose: Authorize the modified expenditure plan for Coronavirus Aid, Relief, and Economic Security (CARES) Act funds in support of coronavirus (COVID-19) response and prevention. This report also provides an update on progress on key initiatives.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**
Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (D. Tenenbaum), Motion Carried

2. Proposed Resolution Authorizing the Approval of an Exception to HACLA's and its Related Entities' Debt Management Policy (MPP 107.7), Specifically Section VII- Derivative Products, to Allow an Instrumentality of HACLA, LOMOD RHC I LLC, its Sole Member Being La Cienega LOMOD, Inc., to Enter Into Swap and Other Pre-Closing Ancillary Financing Documents, and Related Applications, Documents and Agreements as the Managing General Partner of Rose Hill Courts Phase I, L.P. in Order to Facilitate the Redevelopment of Rose Hill Courts

Purpose: Adopting the resolution (Attachment 1) will approve a one-time exception to Section VII Derivative Products, of the Debt Management Policy (MPP 107.7) (the "Policy") of the Housing Authority of the City of Los Angeles ("HACLA") to permit an instrumentality of HACLA, LOMOD RHC I, LLC ("LOMOD"), through its sole member and HACLA instrumentality, La Cienega LOMOD, Inc. ("La Cienega") to enter into documents in furtherance of utilizing an interest rate swap (the "Swap") as a component of the financing plan for the redevelopment of Rose Hill Courts Phase I (the "Project"). The exception to the Policy is justified in this instance, because it will yield lower financing costs and more favorable terms compared to alternative financing structures submitted by other lenders that do not feature a swap component.

Approval of this waiver is not an approval of the final financing documents or deal terms but is required at this stage in order to allow Rose Hill Courts Phase I, LP to continue its applications and negotiations with its lender and equity investor. Staff will come back to the HACLA Board in April or May 2021 with substantially final financing, HUD and development transaction documents for final Board review and approval.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Lucelia Hooper
Seconded: Commissioner Noramay Cadena

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

*** Dan Tenenbaum returned to meeting at 10:13am ***

3. Watts Rising (Jordan Downs) Choice Neighborhood Initiative Update

Contact: Jenny Scanlin, Chief Strategic Development Officer

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 Amendment with The Dunn-Edwards Corporation to Increase Contract HA-2018-14 to a Total Amount Not-to-Exceed \$1,562,000

Purpose: The Housing Authority of the City of Los Angeles (“HACLA”) is engaged in the ongoing practice of maintenance of its public housing portfolio. Activities that will increase the functionality, maintenance and improvement of its housing stock are crucial in preserving our low-income housing. The proposed contract amendment will allow HACLA to purchase as-needed paint and painting supplies for on-going maintenance of HACLA’s 14 public housing sites (“Sites”).

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

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

2. Proposed Resolution Authorizing the President & CEO, or Designee, to Execute a Contract with R&B Wholesale Distributors, Inc., for an Initial One-Year Term with Four (4) One-Year Options to Extend, for a Total Amount Not-to-Exceed \$820,000, Pursuant to Award Under IFB HA-2021-21, for the Purchase of As-Needed Gas Ranges

Purpose: The Housing Authority of the City of Los Angeles (“HACLA”) is engaged in the ongoing practice of maintenance and repair of its public housing portfolio. Activities that will increase 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 gas ranges on an as-needed basis for on-going replacements at public housing sites.

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

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

4. Report on Impact of HACLA CARES Landlord Incentives on Section 8 Housing Choice Voucher Leasing

Receive and File

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Delfino De La Cruz

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

C. Excluded Consent Agenda Item B3

VI. B3 Report and Action Plan Regarding Gender Equity in the Workplace

Receive and File

Contact: Annie Markarian, Director of Labor and Employee Relations

No Action Required.

D. Agenda Items for Future Board of Commissioner Meetings

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

VII. 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

VIII. MESSAGE FROM THE CHAIRPERSON OF THE BOARD

IX. ADJOURNMENT

6 AYES, 0 NAYS, 1 ABSENT (Tenenbaum), Meeting Adjourned at 11:57am