



***Board of Commissioners***  
REGULAR MEETING  
**TELECONFERENCE**

THURSDAY– MAY 27, 2021

**ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioners Regular Teleconference Meeting to order on Thursday, May 27, 2021 at 9:05 am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Cielo Castro  
Commissioner Lucelia Hooper  
Commissioner Delfino De La Cruz  
Commissioner Dan Tenenbaum  
Commissioner Ana Bryan  
Commissioner Taelor Bakewell

Also Present: Douglas Guthrie, President and CEO

Absent: Commissioner Noramay Cadena

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 Thursday, May 20, 2021 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at [www.hacla.org](http://www.hacla.org).

III. SPECIAL ORDER OF BUSINESS

1. Recognition of Teresa Avila, Ana Le, David Lara, Moises Leon, Gustavo Salazar, Carlos Vargas, Raul Garcia and Rafael Vera as Employees of the Month

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, MAY 26, 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 MAY 27, 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. Election of the Vice Chairperson of the Board of Commissioners

Contact: James Johnson, General Counsel

Action: **Commissioner Dan Tenenbaum elected as Vice Chairperson**

Motioned: Commissioner Lucelia Hooper made a motion to elect Commissioner Dan Tenenbaum as Vice Chairperson of the Board of Commissioners

Seconded: Commissioner Delfino De La Cruz

*5 AYES, 0 NAYS, 1 ABSTENTION (D. Tenenbaum), 1 ABSENT (N. Cadena), Motion Carried*

2. Appointment of One Commissioner of the Housing Authority of the City of Los Angeles to Fill a Vacancy on the Boards of Directors of LOMOD Bunker Hill Housing Development Corporation, Housing Opportunity Corporation, Los Angeles LOMOD West, Inc., Los Angeles LOMOD South, Inc., La Cienega LOMOD , Inc., New Vision Assets, Inc., Los Angeles Section 8 Apperson LOMOD Corporation-8, Los Angeles

Section 8 Browning LOMOD Corporation-3, Los Angeles Section 8 Coronado LOMOD Corporation-2, Los Angeles Section 8 Jefferson LOMOD Corporation, Los Angeles Section 8 Juanita LOMOD Corporation-8, Los Angeles Section 8 Manhattan LOMOD Corporation-5, and Los Angeles Section 8 Simpson LOMOD Corporation-6 (Collectively, The “Corporations”)

Contact: Tina Smith-Booth, Director of Asset Management

Action: Commissioner Cielo Castro appointed Commissioner Dan Tenenbaum to Fill a Vacancy on the Boards of Directors of LOMOD Bunker Hill Housing Development Corporation, Housing Opportunity Corporation, Los Angeles LOMOD West, Inc., Los Angeles LOMOD South, Inc., La Cienega LOMOD , Inc., New Vision Assets, Inc., Los Angeles Section 8 Apperson LOMOD Corporation-8, Los Angeles Section 8 Browning LOMOD Corporation-3, Los Angeles Section 8 Coronado LOMOD Corporation-2, Los Angeles Section 8 Jefferson LOMOD Corporation, Los Angeles Section 8 Juanita LOMOD Corporation-8, Los Angeles Section 8 Manhattan LOMOD Corporation-5, and Los Angeles Section 8 Simpson LOMOD Corporation-6 (Collectively, The “Corporations”)

3. Proposed Resolution Naming and Appointing One (1) Commissioner of the Housing Authority of the City of Los Angeles to Fill a Vacancy on the Board of Directors for the Los Angeles LOMOD Corporation

Contact: Connie Loyola, Director of Los Angeles LOMOD Corporation

Action: Commissioner Taelor Bakewell was appointed to fill a vacancy on the Board of Directors for the Los Angeles LOMOD Corporation

Motioned: Commissioner Lucelia Hooper made a motion to appoint Taelor Bakewell to fill a vacancy on the Board of Directors for the Los Angeles LOMOD Corporation

Seconded: Commissioner Dan Tenenbaum

*5 AYES, 0 NAYS, 1 ABSTENTION (T. BAKEWELL), 1 ABSENT (N. CADENA), Motion Carried*

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents, Including Any Agreements with the Los Angeles Continuum of Care (CoC) and Other Partnering Agencies, Required to Administer the Emergency Housing Voucher Program

Purpose: Authorization to execute any and all contracts/documents, including any agreements with the Los Angeles Continuum of Care (CoC) and other potential partnering agencies, required to administer the Emergency Housing Voucher Program.

Contact: Margarita Lares, Chief Program Officer  
Carlos VanNatter, Director of Section 8

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

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), Motion Carried

5. Proposed Resolution Approving and Adopting the Fiscal Year 2021 Midyear Operating Budget Modification, Authorizing the President and CEO, or Designee, to Execute Any Required Budget Documents, Including Annual Contributions Contracts as Amended, and to Award and Execute All Required Contract Documents

Purpose: The Budget Policy of the Housing Authority provides for the submission of a Midyear Budget Modification to the Board of Commissioners for consideration and adoption. As in past years, this Modification incorporates adjustments to both revenue and expenses to accommodate the final anticipated funding levels for federally-funded programs. In addition, important personnel changes are proposed.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**  
Motioned: Commissioner Dan Tenenbaum  
Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), Motion Carried

6. Proposed Resolution Authorizing Dedication of Nine hundred Ninety-Two (992) Section 8 Project-Based Vouchers to Eighteen (18) Permanent Supportive Housing Projects Selected Pursuant to Project-Based Voucher ("PBV") Notice of Funding Availability ("NOFA") No. HA-2021-24 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for the Program

Purpose: Authorize dedication of project-based vouchers to permanent supportive housing projects developed in the City of Los Angeles, to house homeless and chronically homeless special needs disabled individuals, families, seniors, transition-age youth, and veterans.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**  
Motioned: Commissioner Lucelia Hooper  
Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), Motion Carried

7. Proposed Resolution to Authorize the Housing Authority of the City of Los Angeles to Submit Multiple Applications to the State of California's Homekey Program on its Own Behalf As Well As in Collaboration with the City of Los Angeles to Further the Goal of Expanding Options for Deeply Affordable Permanent and Interim 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 Housing Authority of the City of Los Angeles to apply for a unique grant opportunity from the State of California to acquire property to rapidly sustain and expand housing for persons experiencing or at risk of homelessness. None of the authorizations requested remove the requirement for all acquisitions to be brought before the Board of Commissioners for future consideration.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), Motion Carried

8. Proposed Resolution Authorizing the Housing Authority of the City of Los Angeles to Submit Applications for the State of California's CDBG – Coronavirus 2021 Homekey Set-Aside Program with the City of Los Angeles and Enter Into Related Sub-Recipient Agreements with the City of Los Angeles to Receive Up to \$6,950,000 for the Conversion of Three Project Homekey Sites to Permanent Housing As Well As Enter Into Construction Contracts to Complete Rehabilitation Work and Authorize the President and CEO, or Designee, to Undertake Various Actions in Connection Therewith

Purpose: To allow the Housing Authority of the City of Los Angeles to partner with the City of Los Angeles to apply, on behalf of HACLA, for a grant opportunity from the State Department of Housing and Community Development to acquire additional funding for existing Homekey properties owned in whole or in part by HACLA or one of its instrumentalities, and enter into related sub-recipient agreements and construction contracts. The additional funding would be used to augment the existing budgets for the rehabilitation necessary to rapidly sustain and expand housing for persons experiencing or at risk of homelessness and impacted by COVID-19.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum  
Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), 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 Purchase One Year of Automobile Liability Insurance Coverage from the Housing Authority Insurance Group and Execute Related Documents

Purpose: To purchase one year of automobile liability insurance coverage from the Housing Authority Insurance Group for an estimated cost of \$354,572. The automobile liability coverage provides financial protection for the Housing Authority of the City of Los Angeles and its employees against claims resulting from bodily injury liability and property damage from third party claimants.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), Motion Carried

C. Excluded Consent Agenda Item(s) B2

1. Proposed Resolution Authorizing the President and CEO, or Designee, to Accept the Clean Mobility Options Pilot Program Awarded by California Climate Investments in the Amount of \$1 Million to Be Used Towards an Electric Vehicle Lending Library Serving HACLA Section 8 Clients Enrolled in the Family Self-Sufficiency Program, and Execute Agreements and Documents Required to Initiate Work Under the Award

Purpose: On April 23, 2021, HACLA received notice of an award of \$1 million from California Climate Investments for its application to the Clean Mobility Options Pilot Program. In order to receive the grant funds, HACLA must enter into a grant contract and all necessary supplemental documents, certifications, and verifications including, but not limited to, required Clean Mobility Options forms and agreements with implementing partners on roles and responsibilities for CMO grant implementation. HACLA will install additional charging

infrastructure and incorporate an ambassador-driven engagement model via Section 8 Family Self-Sufficiency Program and utilize a concierge-style platform to administer this car share program.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

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

*No items provided for future 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. ADJOURNMENT

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT (N. Cadena), **Meeting Adjourned at 12:12pm.**