

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

THURSDAY –JANUARY 23, 2020

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057
1ST FLOOR BOARD ROOM

ACTION MINUTES

Commissioner Ben Besley called the Board of Commissioners Regular Meeting to order on Thursday, January 23, 2020 at 9:04am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley
Commissioner Cielo Castro
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum

Also Present: Douglas Guthrie, President & CEO

Absent: Commissioner Noramay Cadena
Commissioner Lucelia Hooper

II. POSTING OF THE AGENDA

Posting of the Agenda complied with the requirements of the Brown Act. Agenda was posted prior to 7:00pm on Friday, January 17, 2020 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 Lawrence Ortiz, Hector Garcia and Cruz Acosta as Employees of the Month

IV. PUBLIC COMMENT INSTRUCTIONS

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM ARE REQUESTED TO COMPLETE A SPEAKER CARD FOR EACH ITEM THEY WISH TO ADDRESS, AND PRESENT THE COMPLETED CARD(S) TO THE BOARD SECRETARY. AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ON AGENDA ITEMS FOR WHICH PUBLIC HEARINGS HAVE NOT BEEN HELD WILL BE PROVIDED AT THE TIME THE ITEM IS CONSIDERED.

THE BOARD WILL ALSO PROVIDE AN OPPORTUNITY FOR THE PUBLIC TO SPEAK ON ANY NON-AGENDIZED PUBLIC INTEREST ITEM DURING ITS GENERAL PUBLIC COMMENT PERIOD HELD PRIOR TO ADJOURNMENT AFTER ALL AGENDIZED ITEMS HAVE BEEN DISCUSSED. TESTIMONY SHALL BE LIMITED IN CONTENT TO MATTERS WHICH ARE WITHIN THE

SUBJECT MATTER JURISDICTION OF THE BOARD. THE BOARD MAY NOT TAKE ANY ACTION NOR ENGAGE IN ANY DISCUSSION ON MATTERS PRESENTED DURING THIS GENERAL PUBLIC COMMENT PERIOD.

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 TIME LIMITS SET FORTH AND IF POSSIBLE REFRAIN FROM UNNECESSARY REPETITION IN THEIR COMMENTS. TO ENSURE THE BOARD OF COMMISSIONERS CAN HEAR ALL PUBLIC COMMENT, SPEAKERS WILL BE PROVIDED TWO MINUTES TO SPEAK ON AN AGENDA ITEM AS WELL AS TWO MINUTES OF GENERAL PUBLIC COMMENT UNLESS OTHERWISE PROVIDED BY THE BOARD CHAIRPERSON. THOSE SPEAKERS REQUIRING INTERPRETATION SERVICES WILL BE PROVIDED TWICE THE TIME ALLOCATED TO SPEAKER'S NOT REQUIRING TRANSLATION SERVICES. ANY SPEAKER WHO COMPLETES A SPEAKER REQUEST CARD MAY CEDE THEIR TIME TO ANOTHER SPEAKER.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Oral Presentation on the City Census 2020 Internal Working Group and City-County Complete Count Partnership Activities; and HACLA's Census Outreach Plan Quarterly Report to the City

Contact: Debra Amenson, Assistant Director of Housing Services

Informational item only.

2. Proposed Resolution Approving HACLA's Section Eight Management Assessment Program (SEMAP) Certification for Fiscal Year Ending December 31, 2019

Purpose: To comply with HUD Regulations requiring submittal of SEMAP certification within 60 days of the fiscal year-end.

Contact: Carlos Van Natter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

3. Proposed Resolution Authorizing the Allocation of One Thousand Four Hundred Eighty-Four (1,484) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program

Purpose: To assist in the creation of permanent supportive housing for extremely and very low income homeless and chronically homeless special needs disabled individuals, families, transition-age youth, seniors and veterans.

Contact: Carlos Van Natter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

4. Proposed Resolution Authorizing the Imposition of Davis-Bacon Labor Compliance Monitoring Fees Upon Section 8 Housing Choice Voucher Program Project-Based Voucher Awardees

Purpose: To enable the Housing Authority to meet its obligations; assist developers, contractors and their subcontractors in successfully complying with their Davis-Bacon responsibilities; and importantly, reduce intentional and unintentional wage theft.

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

5. Proposed Resolution Authorizing the President and CEO to Enter Into Disposition and Development Agreements and Subsequently to Enter Into Ground Leases and All Related Documents, Agreements and Certifications with Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P. in Connection with the Development of Rose Hill Courts Phase I, an 89 Unit Affordable Housing Residential Development and the Development of Rose Hill Courts Phase II, a 96 Unit Affordable Housing Residential Development Respectively; Authorizing the Bifurcation and Assignment of the Existing Predevelopment Loan Agreement with the Related Companies of California, LLC to Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P.; Authorizing Up to \$5,500,000 for Phase I and Up to \$2,500,000 for Phase II in Gap Funding of Which up to \$1,410,000 for Phase I and Up to \$1,382,484 for Phase II will be Technical Work Necessary

to Finance and Develop the Proposed Phase I and Phase II Projects; Authorizing Execution of a Consulting Agreement with the Related Companies of California, LLC to Reimburse Up to \$500,000 in Master Planning and Predevelopment Services; and Undertaking Various Actions in Connection Therewith

Purpose: To authorize the President and CEO to enter into a Disposition and Development Agreement, a long term Ground Lease and Predevelopment Loan documents with both Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P. for the development of an 89 unit affordable housing residential development in Phase I of the Rose Hill Courts redevelopment and a 96 unit affordable housing residential development in Phase II of the Rose Hill Courts redevelopment respectively.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Dan Tenenbaum

4 AYES, 0 NAYS, 2 ABSENT, 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 Approving and Adopting the Housing Authority of the City of Los Angeles' Pay Schedules for Calendar Years 2020 and 2021

Purpose: The purpose of this item is to comply with California Code of Regulations, Title 2, 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.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President and CEO to Purchase Public Officials Liability and Employment Practices Liability Insurance from Ironshore Specialty Insurance Company and RSUI Indemnity Company, and Excess Workers Compensation Insurance from State National, and to Execute Related Actions

Purpose: To purchase required insurance policies for the agency.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

8. Proposed Resolution Authorizing the Dedication of One Hundred and Seventy-Two (172) Section 8 Project-Based Vouchers to Rose Hill Courts Redevelopment Phase I and Phase II Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO to Execute Any and All Contracts/Documents Required for the Program

Purpose: To provide one hundred and seventy-two project-based vouchers to the Rose Hill Courts Redevelopment. The provisions of project based vouchers lends needed operating subsidy and leverage to the developer, Related Companies of California, LLC in their application to the State of California's Round 5 Affordable Housing Sustainable Communities Program and the Infrastructure Infill Grant Program for the redevelopment of Rose Hill Courts Phase I and Phase II.

Contact: Jenny Scanlin, Chief Strategic Development Officer
Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

9. Proposed Resolution Authorizing the President and CEO to Submit an Application in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Affordable Housing and Sustainable Communities Program Funds Up to a Total Loan Amount of \$20,000,000 and a Total Grant Amount Up to \$10,000,000 for Both Phases of the Rose Hill Courts Development Project as a Co-Applicant with the Related Companies of California, LLC ("Related") and the City of Los Angeles ("City"); or in the

Alternative, an Application Solely Between the Housing Authority and Related; or as a Consenting Party to the Application of Related and the City, for the Two Phases of the Rose Hill Courts Development Project and to Execute Any Applicable Agreements, Including a Joint Application Agreement Between the Parties, Related to the Application

Purpose: To submit an application for the Affordable Housing and Sustainable Communities Program as a co-applicant with the City of LA for the two phases of the Rose Hill Courts development project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

10. Jordan Downs Redevelopment Project
Quarterly Progress Report (4th Quarter 2019)

RECEIVE AND FILE

Purpose: To provide the Board of Commissioners a progress update on critical milestone activities for the Jordan Downs Redevelopment Project and provide an accounting of expenditures from inception to November 2019.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

C. Excluded Consent Agenda Items B3, B4, B5, B6 and B7.

B3. Proposed Resolution Authorizing the President and CEO to Submit an Application as Either a Qualifying Infill Area ("QIA") for a Grant Amount Up to \$30,000,000 or As a Qualifying Infill Project ("QIP") for a Grant Amount Up to \$7,500,000 Per Project in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with the Related Companies of California, LLC for the Rose Hill Courts Redevelopment Project

Purpose: To authorize the President to submit a Infill Infrastructure Grant application for the Rose Hill Courts Redevelopment

Project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

B4. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant Amount Up to \$7,500,000 in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with the Michaels Development Company I, L.P. for the Jordan Downs Redevelopment Project Know as Phase S-3

Purpose: To authorize the President and CEO to, with Michaels as co-applicant, complete and file an IIG Program application with HCD in order to compete for funding available through the NOFA.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

B5. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant Amount Up to \$7,500,000 in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with the Michaels Development Company I, L.P. for the Jordan Downs Redevelopment Project Known as Phase S-2

Purpose: To authorize the President and CEO to, with Michaels as co-applicant, complete and file an IIG Program application with HCD in order to compete for funding available through the NOFA.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

B6. Proposed Resolution Authorizing the President and CEO to Submit an Application in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Affordable Housing and Sustainable Communities Program Funds Up to a Total Loan Amount of \$20,000,000 for the Area H2 Phase of the Jordan Downs Redevelopment Project as a Co-Applicant with Bridge Housing Corporation ("Bridge") and the City of Los Angeles ("City"); or in the Alternative, an Application Solely Between the Housing Authority and Bridge; or as a Consenting Party to the Application of Bridge and the City, and to Execute any Applicable Agreements, Including a Joint Application Agreement Between the Parties, Related to the Application

Purpose: To authorize the President and CEO to, with BRIDGE and the City as a co-applicant, or as a consenting party or as a co-applicant with BRIDGE only, complete and file an AHSC Program application with HCD in order to compete for funding available through the NOFA.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

B7. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant Amount Up to \$7,500,000 in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with Bridge Housing Corporation for the Jordan Downs Redevelopment Project Known as Area H2

Purpose: To authorize the President and CEO to, with BRIDGE as a co-applicant, complete and file an IIG Program application with HCD in order to compete for funding available through the NOFA.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 2 ABSENT, Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

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

1. Spending report per trade for each development. (D. De La Cruz)
2. Report on expanding Dodger partnership to additional sites (D. De La Cruz)
3. Homeless Programs Overview presented to Board in February (C. Castro)
4. Report back to Board in 6 months after implementation regarding the developers experience with paying fees in new Davis-Bacon Labor Compliance Program. (B. Besley)

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 Dan Tenenbaum

Meeting Adjourned at 12:04pm.