



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY – OCTOBER 22, 2020 AT 9:00 A.M.

CALL-IN NUMBER: 1(872) 240-3311, ACCESS CODE: 909-091-109

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(571) 317-3122, ACCESS CODE: 411-298-437

The HACLA will provide a reasonable accommodation, including but not limited to American Sign Language Interpretation, Translation Services, and alternative public comment options, if requested 72 hours prior to the meeting. Requests for a reasonable accommodation for a Board of Commissioners meeting should be made to (213) 252-1826 or Tiffany.Prescott@hacla.org. Any disclosable public writings related to an open session item on a meeting agenda and distributed by the HACLA to at least a majority of the Board of Commissioners after this agenda is posted are available for public inspection by contacting Tiffany Prescott at 2600 Wilshire Blvd., Los Angeles CA 90057, 3rd Floor during normal business hours. Audio recordings of this meeting will be made available on our website in English and Spanish following the meeting.

AGENDA

I. ROLL CALL

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 16, 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 Delia Frankel, Alma Garcia and Michael Delcid 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, OCTOBER 21, 2020 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 OCTOBER 22, 2020 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 the Amended Acquisition and Disposition of Real Property Policy for the Housing Authority of the City of Los Angeles

Contact: James Johnson, General Counsel

2. Proposed Resolution Approving the Acquisition of the Following Eight (8) Real Property Assets Consisting of Hotel and Motel Properties and One Parking Lot; for Fair Market Values of (1) Solaire Hotel- 1710 7th Street Los Angeles CA 90017, \$18,000,000 (2) Econo Motor Inn- 8647 Sepulveda Blvd North Hills CA 91343, \$10,529,862 (3) The Nest- 253 S. Hoover Ave Los Angeles CA 90004, \$7,191,484 (4) EC Motel- 3501 Western Ave Los Angeles CA 90018, \$4,800,000 and its Associated Parking Lot – 1714 W. 35th Street Los Angeles CA 90018, \$525,000 (5) Best Inn- 4701 W. Adams Blvd Los Angeles CA 90016, \$3,900,000 (6) Panorama Inn- 8209 Sepulveda Blvd Los Angeles CA 91402, \$9,796,460 (7) Titta Inn- 5333 Huntington Drive Los Angeles CA 90035, \$8,511,382 and (8) Travelodge Chatsworth- 21603 Devonshire Street Los Angeles CA 91311, \$15,600,600 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 Purchase and Sale Agreements and HCD Standard Agreements; Making a Determination These Acquisitions are Exempt from Environmental Review Under the California Environmental Quality Act; and the Undertaking of Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Information Technology Initiatives 2020 Annual Update

Contact: Luis Yataco, Director of Information Technology

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 Dedication of Six Hundred Sixteen (616) Section 8 Project-Based Vouchers to Thirteen (13) Permanent Supportive Housing Proposals Selected Pursuant to Project-Based Voucher ("PBV") Notice of Funding Availability ("NOFA") No. HA-2020-105 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for the Program

Contact: Carlos VanNatter, Director of Section 8

2. Proposed Resolution Authorizing the Transfer of Properties Located at 136 E. 120th Street., 140 E 120th St., Harbor Riviera, 303 Mcdonald, 312 W. 120th St., 6108 Victoria Ave, 732-739 Laconia St., 819 E. 120th St., Clemson Market, Parthenia, Sylmar Apartments ("Chase Properties"), Barbara Ann Apartments, Britannia Apartments, Glenalbyn Apartments, Sepulveda Apartments, Wyandotte Apartments, Yosemite Apartments ("Reflection Properties"), Reseda East, Reseda Manor ("The Resedas"), Dana St. Apartments and Gibraltar Apartments (Collectively the "Transferred Properties") from the Housing Authority of the City of Los Angeles to Los Angeles LOMOD South, Inc. and the Execution of Related Documents and Agreements and the Undertaking of Various Actions in Connection Therewith

Contact: Tina Booth, Director of Asset Management

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into a Supplemental Agreement for Additional Services No. 3 for the Jordan Downs Public Housing Community Redevelopment (Park and Infrastructure Improvements) for Project Management Oversight Services in an Amount Not to Exceed \$500,000 with the Michaels Development Company I L.P.; and the Execution of Related Documents and Agreements to Initiate the Design and Construction of the Jordan Downs Public Housing Community Redevelopment Freedom Tree Park, Century Gateway Park, Children's Park and Related Infrastructure Improvements in Locations Abutting the Community Center and Central Park and to Undertake Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Jordan Downs Redevelopment Project Quarterly Progress Report (3rd Quarter 2020)

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

- C. Excluded Consent Agenda Items
- D. Agenda Items for Future Board of Commissioner Meetings

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

VII. 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): The Individual(s) Appointed and Announced During Open Session

Employee Title/Unrepresented Employee: President and Chief Executive Officer

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. ADJOURNMENT

Commissioner Ben Besley, Chairperson
Commissioner Cielo Castro, Vice Chairperson
Commissioner Noramay Cadena
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
Commissioner Ana Bryan