

# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## *Board of Commissioners*

### REGULAR MEETING

**THURSDAY –FEBRUARY 27, 2020**

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057  
1<sup>ST</sup> FLOOR BOARD ROOM

## **ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioner Regular Meeting to order on Thursday, February 27, 2020 at 9:09am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

### I. ATTENDANCE

Present: Commissioner Cielo Castro  
Commissioner Noramay Cadena (Left at 12:04pm)  
Commissioner Lucelia Hooper  
Commissioner Delfino De La Cruz  
Commissioner Dan Tenenbaum  
Commissioner Ana Bryan

Also Present: Douglas Guthrie, President and CEO

Absent: Commissioner Ben Besley

### 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, February 21, 2020 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 Mario Ramsey, Maricruz Diffey and Barbara Burks as Employees of the Month
2. Recognition of the Graduates of the 2019 Leadership Class

### 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 Report on HACLA's Permanent Supportive Housing Programs for the Homeless

Contact: Carlos VanNatter, Director of Section 8

**Informational item only.**

2. Section 3 Annual Report

Contact: Howard Baum, Deputy Legal Counsel

**Informational item only**

3. Proposed Resolution Authorizing the Housing Authority of the City of Los Angeles to Declare its Official Intent (The Inducement) to Issue, Solely as Conduct Bond Issuer, One or More Series of Revenue Bonds of the Authority in an Aggregate Principal Amount Not to Exceed \$44.40 Million to Finance and Refinance All or a

Portion of the Cost of the Redevelopment, Rehabilitation, Construction, and Equipping of Jordan Downs Phase S2, and to Undertake Various Actions in Connection Therewith

Purpose: To assist in making low interest rate financing available for the redevelopment and rehabilitation of Jordan Downs Phase S2.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

4. Proposed Resolution Authorizing the President and CEO to Enter Into a Disposition and Development Agreement, a Long-Term Ground Lease, Purchase Option and Right of First Refusal, Authority Acquisition Loan Agreement, Authority Bridge Loan Agreement with Jordan Downs Phase S3, LP and a RAD Use Agreement with the U.S. Department of Housing and Urban Development and Jordan Downs Phase S3, LP for the Development of Jordan Downs Phase S3, A 92-Unit Affordable Residential Development with Community Amenities, Authorizing Up to \$5,600,000 Towards the Financing of the Phase, and the Execution of Related Documents and Agreements and to Undertake Various Actions in Connection Therewith

Purpose: To execute the DDA and Ground Lease with the Developer for the development of Phase S3 of the Jordan Downs Redevelopment Project and execute all other Authority documents connected with the Project, as required by HUD and effectuate the financial construction closing for the Project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Delfino De La Cruz

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

5. Proposed Resolution Authorizing the President and CEO to Request and Negotiate a Three-Year Waiver and Use Agreement for Calendar Years 2021-2023 and to Amend the Calendar Year 2018-2020 Use Agreement with the City of Los Angeles for the Housing Authority's Payment In Lieu of Taxes

Purpose: To submit a waiver to and obtain a use agreement from the City of Los Angeles for the use of Payment in lieu of Taxes

funds to provide various services to public housing residents including: youth employment, public safety infrastructure, digital literacy and access, enriched recreation and education programming for youth, and open space improvements.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Delfino De La Cruz

5 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 Authorizing the President and CEO to Execute an Agreement with Mythics, Inc. to Purchase Software, Annual Maintenance and Technical Support Services for the ORACLE E-Business Suite, for a Total Contract Amount Not-to-Exceed \$1,700,000 for a Five Year Term

Purpose: To purchase software, annual maintenance and technical support services for the ORACLE e-Business Suite by leveraging the OMNIA Partners/Maricopa County contract with Mythics, Inc. No. 180233-002.

Contact: Luis Yataco, Director of Information Technology

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT, Motion Carried

2. Proposed Resolution Adopting the "Lactation Accommodation Policy" as Part of the Housing Authority of the City of Los Angeles' Manual of Policy and Procedure

Purpose: To adopt the proposed Lactation Accommodation Policy as part of the Housing Authority of the City of Los Angeles' Manual of Policy and Procedures. California Senate Bill 142 amends California Labor Code section 1030 significantly expanding an employer's obligation to provide lactation accommodations in addition to developing and implementing a policy regarding lactation accommodation.

Contact: Annie Markarian, Director of Labor & Employee Relations

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT, Motion Carried

3. Proposed Resolution Approving for Purposes of Section 147(F) of the Internal Revenue Code of 1986 the Issuance of Private Activity Bonds or Notes by the Housing Authority of the City of Los Angeles, Solely as Conduit Bond Issuer, to Finance the Acquisition, Construction, Redevelopment, Rehabilitation and Equipping of Jordan Downs Phase S2

Purpose: To assist in making low interest rate financing available for the redevelopment and rehabilitation of Jordan Downs Phase S2. The Housing Authority of the City of Los Angeles will serve in the capacity of a conduit issuer of private activity bonds, notes or other debt to finance the Development.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT, Motion Carried

4. Vision Plan Update: 4<sup>th</sup> Quarter 2019 Data Visualization

**RECEIVE AND FILE**

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT, Motion Carried

- C. Excluded Consent Agenda Items B5

- B5. Annual Update on the Workforce Development Unit

**RECEIVE AND FILE**

Contact: Jenny Scanlin, Chief Strategic Development Officer  
Jennifer Thomas Arthurs, Assistant Director of Strategic Development

**Informational item only.**

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. ADJOURNMENT

Motioned: Commissioner Lucelia Hooper  
Seconded: Commissioner Dan Tenenbaum

Meeting Adjourned at 12:58pm.