

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES



Board of Commissioners

REGULAR MEETING

THURSDAY –FEBRUARY 27, 2020 AT 9:00 A.M.

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

The HACLA will provide a reasonable accommodation, including but not limited to American Sign Language Interpretation and Translation Services, if requested within 72 hours of 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.

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, February 21, 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 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

2. Section 3 Annual Report

Contact: Howard Baum, Deputy Legal Counsel

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

Contact: Jenny Scanlin, Chief Strategic Development Officer

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

Contact: Jenny Scanlin, Chief Strategic Development Officer

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

Contact: Marlene Garza, Chief Administrative 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 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

Contact: Luis Yataco, Director of Information Technology

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

Contact: Annie Markarian, Director of Labor & Employee Relations

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

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Vision Plan Update: 4th Quarter 2019 Data Visualization

RECEIVE AND FILE

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. 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

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. 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

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