



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY – SEPTEMBER 24, 2020 AT 9:00 A.M.

CALL-IN NUMBER: 1(571) 317-3122, ACCESS CODE: 334-361-429

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(571) 317-3112, ACCESS CODE: 669-758-477

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 5:30pm on Friday, September 18, 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 Norma Rosas, Arturo Aguilar and Jocelyn Aldana 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, SEPTEMBER 23, 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 SEPTEMBER 24, 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. HACLA/LAPD Community Safety Partnership (CSP) Update

Contact: Eric R. Brown, Director of Intergovernmental Relations & Communications

2. Proposed Resolution Approving Modifications to the First 2020 Cares Act Funding Expenditure Plan, Approving and Adopting the Expenditure Plan for the Second Housing Choice Voucher Cares Act Award, and Authorizing the President and CEO, or Designee, to Award and/or Amend Contracts and Execute All Required Contract Documents

Contact: Marlene Garza, Chief Administrative Officer

3. Proposed Resolution Authorizing the President and CEO to Submit a Joint Application with the Los Angeles County Development Authority (LACDA) to Participate in the United States Department of Housing and Urban Development's Housing Choice Voucher Mobility Demonstration and to Execute and Submit All Necessary Documents, Including any Agreements with LACDA and Partners, as Required by the Notice of Funding Availability

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

4. Section 8 Housing Choice Voucher Leasing Projections and Efforts to Increase Lease Up Report

Contact: Carlos VanNatter, Director of Section 8

5. Proposed Resolution Authorizing an Amendment to Disposition and Development Agreement for the Resyndication and Rehabilitation of Pueblo Del Sol Phase 1 with Pueblo Del Sol 1 Housing Partners, LP., Authorizing the Housing Authority to Act Through HACLA PDS LLC, A Limited Liability Company with the Housing Authority as its Sole Member and Manager, and Authorizing the Entry into All Documents Necessary to Complete the Interim Transfer of the Project to HACLA PDS LLC as a Mixed-Finance Project and the Subsequent Sale of the Project by HACLA PDS LLC to Pueblo Del Sol I Housing Partners, L.P. to Implement the RAD Conversion and Financial Closing of the Resyndication and Rehabilitation, and Further Authorizing the Exchange of Certain Substitute Real Property with the Los Angeles Unified School District (LAUSD) in Accordance with California Health and Safety Code Section 34312.3, and the Undertaking of Related Actions, in the Event the Housing Authority is Unable to Timely Exchange Portions of Real Property Identified in a Land Swap Exchange with LAUSD Pursuant to the Terms of an Amendment to that Certain May 2005 Mendez Center Ground Lease with LAUSD, as Necessary to Ensure the Timely and Successful Resyndication of Pueblo Del Sol Phase I

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Proposed Resolutions Approving the Acquisition of the Following Three Real Property Assets for Appraised Fair Market Values of (1) Parthenia- 15230 Parthenia St, North Hills, CA 91343, \$16,400,000, (2) Martel- 1643 N. Martel, Los Angeles, CA 90046, \$4,475,000, and (3) Best Western NOHO- 11135 W Burbank Blvd, Los Angeles, CA 91601, \$21,000,000 Contingent Upon Grant Funding Award from the California Department of Housing and Community Development (HCD) Homekey Program or an Equivalent Source of Subsidy in the Amount Requested and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements Including HCD Standard Agreements and the Undertaking of Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

7. Appoint up to Three Commissioners to Serve as Negotiator(s) for the Board of Commissioners for Labor Negotiations with Unrepresented Employee (President and Chief Executive Officer)

Contact: Ben Besley, Chairperson of the Board of Commissioners

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 Execute a Contract with Best Contracting Services, Inc. for the Re-Roofing of Seven (7) Buildings at the Pueblo Del Rio Public Housing Development Pursuant to Invitation for BID No. HA-2020-117 for a Total Amount Not-to-Exceed \$521,200

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Authorizing Dedication of Two Hundred Ten (210) Section 8 Project-Based Vouchers to One (1) Permanent Supportive Housing Proposal Selected Pursuant to Project-Based Voucher ("PBV") Notice of Funding Availability ("NOFA") No. HA-2020-120 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

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Resources Environmental, Inc. for the Abatement, Demolition, and Disposal of Six (6) Residential Structures and One (1) Administrative Building at the Rose Hill Courts Public Housing Community Pursuant to Award Under IFB HA-2020-119-NF for a Total Contract Amount Not to Exceed \$662,000.

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Proposed Resolution Authorizing the Issuance and Delivery of One or More Series of Multifamily Notes by the Housing Authority of the City of Los Angeles as a Conduit Issuer, Designated as Multifamily Mortgage Revenue Note(s) (Pueblo Del Sol Phase I) Series 2020A in an Aggregate Principal Amount Not to Exceed \$31,700,000, to Provide Financing for the Acquisition, Rehabilitation, Construction and Equipping of Pueblo Del Sol Phase I and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and Taking any Necessary Related Actions Including the Execution of Amendatory Documents Thereto

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Third Amendment to Contract HA-2019-123-NF with EJP Consulting Group, LLC to Add \$162,680 in Funding for a Total Contract Amount Not to Exceed \$412,680 for Consulting Services to Assist in Establishing the Planning and Administrative Documents, Structure, Reporting and Tools Necessary to Successfully Implement the \$35 Million Watts Rising Choice Neighborhood Grant Award Issued by the U.S. Department of Housing and Urban Development

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Vision Plan Update: 1st & 2nd Quarter 2020 Data Visualization

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