



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY – SEPTEMBER 24, 2020

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

ACTION MINUTES

Commissioner Cielo Castro called the Board of Commissioners Teleconference Regular Meeting to order on Thursday, September 24, 2020 at 9:10am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Cielo Castro
Commissioner Noramay Cadena (*left meeting at 1:00pm*)
Commissioner Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
Commissioner Ana Bryan

Absent: Commissioner Ben Besley

Also Present: Douglas Guthrie, President and CEO

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

No action required

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

Purpose: Authorize the modified Expenditure Plan for Coronavirus Aid, Relief, and Economic Security (CARES) Act funds in support of coronavirus (COVID-19) response and prevention.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

6 AYES, 0 NAYS, 1 ABSENT (*Besley*), Motion Carried

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

Purpose: To authorize the President & CEO of the Housing Authority of the City of Los Angeles ("HACLA") to submit a joint Notice of Funding Availability application with the Los Angeles County Development Authority ("LACDA"), with HACLA being the lead agency, to participate in the U.S. Department of Housing and Urban Development ("HUD") Housing Choice Voucher ("HCV") mobility demonstration in order to obtain a grant to provide mobility assistance services to facilitate the move of Section 8 participant families with children to higher opportunity areas to provide them with better economic prospects, and to authorize the President & CEO to execute and submit all necessary documents, including any agreements with LACDA and partners, as required by the NOFA.

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

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Lucelia Hooper

6 AYES, 0 NAYS, 1 ABSENT (*Besley*), Motion Carried

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

Purpose: This informational report is intended to provide the Housing Authority of the City of Los Angeles ("HACLA") Board of Commissioners an overview of the Section 8 Housing Choice Voucher (HCV) leasing projections and efforts to increase lease up.

Contact: Carlos VanNatter, Director of Section 8

No action required

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

Purpose: To authorize the Housing Authority of the City of Los Angeles (the "Authority" or "HACLA") to enter into an Amendment to the Disposition and Development Agreements ("DDA") with Pueblo Del Sol I Housing Partners, LP (the "PDS Partnership"), to act through HACLA PDS LLC, a California limited liability company of which the Authority is the sole member (the "HACLA LLC" or the "LLC") and authorize entering into any and all conveyance documents for the transfer and distribution of the leasehold interest in the Property and fee interest in the improvements on the Property from AVHP to HACLA LLC (the "Interim Transfer") for tax structuring purposes and authorize the LLC to execute a purchase and sale agreement and grant deed to sell the improvements on the Property to the PDS I Partnership to resyndicate and rehabilitate Pueblo Del Sol I ("PDS-I" or the "Project").

To authorize the exchange of certain substitute real property with LAUSD and the undertaking of related actions, in the event HACLA is unable to timely convey portions of the real property identified in a land swap exchange with LAUSD pursuant to the terms of an amendment to that certain Mendez Center ground lease agreement with LAUSD dated May 2005 ("Amendment"), as necessary to ensure the timely and successful resyndication of PDS-I.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

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

Purpose: The Housing Authority of the City of Los Angeles (“HACLA” or “Authority”) proposes to purchase one (1) motel (Best Western NOHO) and two (2) Multifamily properties (Parthenia and Martel) in response to the State of California (“State”) Department of Housing and Community Development’s (“HCD”) Notice of Funding Availability (“NOFA”) for the HomeKey Program. This program was created to help fund, sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

4 AYES, 0 NAYS, 3 ABSENT (*Besley, Cadena, Hooper*), Motion Carried

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

Action: Commissioners Noramay Cadena, Lucelia Hooper and Ben Besley were appointed to the serve as negotiators for the Board of Commissioners for labor negotiations with the President and CEO, Douglas Guthrie.

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), 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, 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

Purpose: To perform the re-roofing of seven (7) buildings located at the Pueblo Del Rio public housing development due to the poor condition of the existing roofs.

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

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

Purpose: Authorize dedication of project-based vouchers (PBV) to one permanent supportive housing project (PSH) acquired and to be operated by the Housing Authority in the City of Los Angeles with Project Homekey funding to house homeless or at risk of homeless households who are impacted by COVID-19 and with household incomes at or below 30% of area median income (AMI).

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

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.

Purpose: To authorize a contract to complete the abatement, demolition and disposal of five (5) two-story residential townhome buildings and one (1) one-story residential building, comprising

a total of six (6) residential structures, containing a total of twenty (20) residential housing units and one (1) administrative building at the Rose Hill Courts public housing community, for a total amount not to exceed Six Hundred Sixty-Two Thousand Dollars (\$662,000.00), pursuant to award under Invitation for Bid (“IFB”) HA-2020-119-NF.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

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

Purpose: To provide authorization to take all actions necessary to effectuate the issuance of tax-exempt multifamily conduit revenue notes (“Notes”) by the Housing Authority of the City of Los Angeles (“Authority” or “HACLA”) in an amount not to exceed \$31,700,000 for Pueblo Del Sol Phase I (“PDS-I” or the “Project”). The California Debt Limit Allocation Committee (“CDLAC”) designated October 27, 2020, as the debt issuance deadline for PDS-I.

The issuance of Notes makes low interest rate financing available for the resyndication and rehabilitation of PDS-I. The Authority is authorized to use its taxexempt borrowing status to pass on lower interest rate financing to developers of affordable housing. For PDS-I, the Authority will serve in the capacity of a conduit issuer of private activity bonds or notes, thus the Authority will not be the obligor of the debt. The obligors of the debt will be the owners and/or operators of the Projects.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

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

Purpose: To authorize additional funding for the contract with EJP Consulting LLC, a firm uniquely expert in the initial planning, establishment and implementation of Choice Neighborhoods Implementation Grants (“CNI”) to assist the Housing Authority of the City of Los Angeles (the “Authority”) to establish its programmatic systems, documents and initial reporting necessary to meet the metrics and requirements in Year 1 of the Watts Rising CNI grant awarded to the Authority in April of this year.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

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

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), Motion Carried

- 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.

- Commissioner Cielo Castro requested a report on HACLA's procedures for handling Domestic Violence.

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

Reagendized for the October Board of Commissioners meeting.

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

Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Lucelia Hooper

5 AYES, 0 NAYS, 2 ABSENT (*Besley, Cadena*), **Meeting adjourned at 1:58pm**