



# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## **Board of Commissioners**

### SPECIAL MEETING

THURSDAY –MARCH 29, 2018 AT 9:00 A.M.

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057  
1<sup>ST</sup> 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.*

## **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, March 23, 2018 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. Presentation of the 2017-2018 Leadership Final Project and Graduation

### 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.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. BOARD BUSINESS ITEMS

A. Items for Discussion Prior to Action

1. Proposed Resolution Authorizing the President and CEO to Enter Into a Disposition and Development Agreement, a Long-term Ground Lease and Other Related Documents with Jordan Downs 1B, LP and a RAD Use Agreement with the U.S. Department of Housing and Urban Development and Jordan Downs 1B, LP for the Development of Jordan Downs Phase 1B, A 135-Unit Affordable Residential Development with Community Amenities and Park Space, Authorizing up to \$17,562,122 Towards the Financing of this Phase, and to Undertake Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Development Officer

2. Proposed Resolution Authorizing the President and CEO to Enter Into a First Amendment to the Disposition and Development Agreement to Modify the Schedule of Performance and Public Improvement Loan with Primestor Jordan Downs, LLC; Approving Modifications to the Long-Term Ground Lease to Address Financial and Deal Structure Terms Necessary to Undertake the Development of Retail Phase 1C; and Execution of Agreements with New Market Tax Credit Lenders and Primestor Jordan Downs, LLC to Protect the Rights and Remedies of the Housing Authority of the City of Los Angeles as Landlord and Various Existing and Future Lenders, Investors and Sub-Tenants

Contact: Jenny Scanlin, Chief Development Officer

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Take All Necessary Steps to Prepare Bond Policies and Procedures for the Housing Authority of the City of Los Angeles to Issue Conduit Bonds for Certain Residential Multi-Family Developments in the City of Los Angeles

Contact: Jenny Scanlin, Chief Development 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 a Contract with Insight Public Sector, Inc., for a Three-Year Term with Two One-Year Options for Renewal for a Total Amount Not-to-Exceed \$1,550,000 to Purchase Microsoft Software Products and Licenses

Contact: Luis Yataco, Director of Information Technology

2. Proposed Resolution Authorizing the President and CEO to Accept the Choice Neighborhoods Planning Grant Awarded by the U.S. Department of Housing and Urban Development in the Amount of \$1.3 Million for Transformation of the Rancho San Pedro Public Housing and Barton Hill/Downtown San Pedro Community and to Execute and Submit All Necessary Documents, Including Any Agreements and Various Certifications as Required by the U.S. Department of Housing and Urban Development to Initiate Work Under the Award.

Contact: Jenny Scanlin, Chief Development Officer

3. Proposed Resolution to Approve the Amendment of the Bylaws of the Housing Authority of the City of Los Angeles to Authorize the President & Chief Executive Officer to Modify and Add Senior Positions and Titles Both Presently and As Future Programmatic Needs Arise

Contact: Marlene Garza, Chief Administrative 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. 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 Noramay Cadena  
Commissioner Lucelia Hooper  
Commissioner Daria Nuñez  
Commissioner Delfino De La Cruz  
Commissioner Dan Tenenbaum  
Commissioner Cielo Castro