



Board of Commissioners
REGULAR MEETING
TELECONFERENCE

THURSDAY– APRIL 22, 2021

ACTION MINUTES

Commissioner Cielo Castro called the Board of Commissioners Regular Meeting Teleconference to order on Thursday, April 22, 2021 at 9:04am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Cielo Castro
Commissioner Ben Besley
Commissioner Noramay Cadena
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
Commissioner Ana Bryan

Also Present Douglas Guthrie, President and CEO

Absent: Commissioner Lucelia Hooper

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, April 16, 2021 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 Jesus Nunez, Jeanette Rosales and Kevin Wong 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, APRIL 21, 2021 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 APRIL 22, 2021 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. Election of the Chairperson of the Board of Commissioners

Contact: James Johnson, General Counsel

Action: **Commissioner Cielo Castro elected as Chairperson of the Board of Commissioners**

Motioned: Commissioner Ben Besley made a motion to elect Commissioner Cielo Castro as Chairperson of the Board of Commissioners

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 1 ABSTENTION (C. Castro), 1 ABSENT (L. Hooper), Motion Carried

2. HACLA/LAPD Community Safety Partnership (CSP) Update (Q1 2021)

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

3. 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 in an Aggregate Principal Amount Not

to Exceed \$25,000,000, to Provide Financing for the Acquisition, Rehabilitation, Construction and Equipping of Pueblo Del Sol Phase II and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and Taking Any Necessary Related Actions

Purpose: Issuance of the Note makes low interest rate financing available to fund the development of the Project. HACLA is authorized to use its tax-exempt borrowing status under the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code, to provide, as conduit bond issuer, lower interest rate financing to developers of affordable housing.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ben Besley

4 AYES, 0 NAYS, 3 ABSENT (L. Hooper, N. Cadena, D. De La Cruz), Motion Carried

4. Proposed Resolution Authorizing the Issuance and Delivery of Multiple Series of Multifamily Housing Revenue Notes By the Housing Authority of the City of Los Angeles As a Conduit Issuer of a Tax Exempt Note(s) in an Amount Not to Exceed \$31,843,632 and a Taxable Note in an Amount Not to Exceed \$7,500,000 to Provide Financing for the Acquisition, Construction and Equipping of Rose Hill Courts Phase I, and Approving and Authorizing the Execution and Delivery of Related Documents

Purpose: Issuance of the Note makes low interest rate financing available to fund the development of the Project. HACLA is authorized to use its tax-exempt borrowing status under the Housing Authorities Law, consisting of Part 2 of Division 24 of the California Health and Safety Code, to provide, as conduit bond issuer, lower interest rate financing to developers of affordable housing.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

5. Proposed Resolution Authorizing an Amendment to the Disposition and Development Agreement and Any Other Ancillary Documents with Pueblo Del Sol II Housing Partners, L.P. to Complete the Interim Transfer of the Pueblo Del Sol Phase II Project ("Project") to HACLA PDS LLC, a Limited Liability Company with the Housing Authority as Its Sole Member and Manager, and Subsequent Sale to Pueblo Del Sol II Housing

Partners, L.P. for Implementing the RAD Conversion, Resyndication and Rehabilitation of the Project

Purpose: To enter into an Amendment to the Disposition and Development Agreement with Pueblo Del Sol II Housing Partners, L.P., to update the ground lease term, the amount, interest rate and term of the acquisition loan, the schedule of the performance, and the terms and procedure for the transfer of the property associated with Pueblo Del Sol II.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ben Besley

4 AYES, 0 NAYS, 3 ABSENT (L. Hooper, D. De La Cruz, N. Cadena), Motion Carried

6. Proposed Resolution Authorizing the President and CEO, or His Designee, to Enter Into a Long-Term Ground Lease, Purchase Option, Right of First Refusal, Acquisition Loan of \$7,100,000 Between HACLA and Rose Hill Courts I Housing Partners, L.P. (The "Partnership"); Issue a HACLA GAP Loan of \$8,350,000 and a Loan of Funds From the State Department of Housing and Community Development's Infill Infrastructure Grant ("IIG") Program in an Amount Up to \$3,519,300 Directly to the Partnership of Through a HACLA Instrumentality or Housing Promise Corporation, a Non-Profit Corporation Missioned to Serve HACLA; Enter Into a RAD Use Agreement with the U.S. Department of Housing and Urban Development; the Execution of Related Documents and Agreements; and to Undertake Various Actions in Connection Therewith in Order to Initiate the Construction of Rose Hill Courts Phase I, an 89-Unit Affordable Residential Development with Community Amenities

Purpose: To effectuate both the financial and construction closing of the Rose Hill Courts Phase I in order that construction and redevelopment may begin. This project includes a Rental Assistance Demonstration (RAD) Use Agreement with HUD and the Developer for the development of 11 RAD units and a Section 18 demolition/disposition restriction for 77 PBV units.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Ben Besley

Seconded: Commissioner Dan Tenenbaum

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), 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 Enter Into Intergovernmental Agreements with the Los Angeles County Department of Mental Health and the Los Angeles County Department of Health Services, to Provide Referral, Case Management and Supportive Services for the Section 8 Homeless Program

Purpose: To enter into one-year intergovernmental agreements, each with four one-year options to renew, with the Los Angeles County Department of Mental Health, and the Los Angeles County Department of Health Services, to provide referrals, case management, and supportive services for the Section 8 Homeless Program.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

3. Report and Action Plan Regarding Racial Equity in the Workplace

Receive and File

Purpose: In 2020, the City of Los Angeles launched its Racial Equity Coalition and invited the Housing Authority of the City of Los Angeles to designate liaisons responsible for the agency’s racial equity initiatives. HACLA used this opportunity to identify specific goals and timelines in which to achieve these goals, and updates the city on its progress quarterly. During this critical period in our nation’s history, HACLA reaffirms its commitment to diversity, equity and inclusion in the workforce, and with this report, provides a racial snapshot of HACLA’s workforce and racial equity initiatives.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Submit an Application to the City of Los Angeles in Response to its Request for Proposals for Proposition K Funds and to Execute and Submit All Necessary Documents, Including Any Agreements, as Required

Purpose: To submit an application to the City of Los Angeles L.A. for Kids Steering Committee in response to its Request for Proposals for Proposition K funds to install outdoor lighting at Alvarez Park, located in the Ramona Gardens public housing community. The City requires a resolution from the Board of Commissioners, as HACLA's governing body, authorizing the submission of the application and execution of all necessary documents required should funds be awarded.

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Five-Year Contract with Xerox Corporation for the Lease of a Xerox Nuvera MFF-100 Production Copier, For an Amount Not to Exceed \$270,000

Purpose: The Housing Authority of the City of Los Angeles' print shop provides large-volume copying, binding and the more demanding reprographic jobs for the HACLA. HACLA's large production copier, located in the central print shop, is five years old, breaks down frequently and has become obsolete while the demand for larger print jobs has increased the average monthly impression count to approximately 250,000 from the previous 125,000 count. This contract will allow for the lease of a Xerox Nuvera MFF-100 copier to replace the existing copier.

Contact: Tina Smith-Booth, Director of Asset Management

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

6. Proposed Resolution Authorizing Dedication of Forty-Five (45) Section 8 Project-Based Vouchers to Jordan Downs Phase H2-A Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or

Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Purpose: To provide forty-five project-based vouchers to the Jordan Downs Phase H2-A redevelopment project pursuant to the Housing Opportunities through Modernization Act of 2016. The provision of PBVs lends needed operation subsidy and leverage to the development partnership, Jordan Downs 3, LP and provides the opportunity to include replacement housing units for Jordan Downs public housing residents and additional methods to provide deeper affordability on a percentage on non-replacement units in the Project.

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

7. Proposed Resolution Authorizing Dedication of Sixty-Six (66) Section 8 Project-Based Vouchers to Jordan Downs Phase H2-B Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for Dedication of the Vouchers

Purpose: To provide sixty-six (66) project-based vouchers to the Jordan Downs Phase H2-B Redevelopment Project Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016. The provision of PBV's lends needed operating subsidy and leverage to the development partnership, Jordan Downs 3b, LP, and provides the opportunity to include replacement housing units for Jordan Downs public housing residents and additional methods to provide deeper affordability on a percentage of non-replacement units in the Project.

Contact: Carlos VanNatter, Director of Section 8
Geoffrey Moen, Director of Development

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

8. Proposed Resolution Approving, for Purposes of Section 147(F) of the Internal Revenue Code Only, the Issuance of Supplemental Private Activity Bonds or Notes in an Amount Not to Exceed \$14,970,000 by the Housing Authority of the City of Los Angeles, Solely as Conduit Bond or

Conduit Note Issuer, to Assist in Financing the Total Cost of Acquisition, Construction, Redevelopment and Equipping of Jordan Downs Phase S2

Purpose: The purpose of this procedural action is to obtain approval from the Board of Commissioners to allow the issuance of future Tax-Exempt Note(s) for Jordan Downs Phase S2 in order to ensure that at least 50% of all eligible costs of the proposed Jordan Downs Phase S2 development are covered by tax exempt bonds. HACLA will serve in the capacity of a conduit issuer of private activity bonds, notes or other debt to finance the Project, thus HACLA will not be the obligor of the debt. The obligor of the debt will be Jordan Downs Phase S2, L.P., a California Limited Partnership.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

9. Proposed Resolution Authorizing the President and CEO, or His Designee, to Enter Into a Revised Disposition and Development Agreement, Long-Term Ground Lease and HACLA CNI Loan Note with the Jordan Downs Phase 2, LP (“Partnership”), for the Development of Jordan Downs Phase S2, an 81-Unit Affordable Residential Development with Community Amenities

Purpose: To execute a revised Disposition and Development Agreement, HACLA CNI loan note and Ground Lease with Jordan Downs Phase S2 LP for the development of Jordan Downs Phase S2 in order to retain an equivalent Fair Market Value of the land under the ground lease and provide the Developer and their investor with underwriting security; production of the maximum possible tax credits; the assurance that the 81-unit development can be placed in service after construction.

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

10. Jordan Downs Redevelopment Project Quarterly Progress Report (Q1 2021)

Receive and File

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Noramay Cadena

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

C. Excluded Consent Agenda Item(s) B2

1. Proposed Resolution Approving the Housing Authority's Policy on Prohibiting Harassment, Discrimination, Retaliation, and Abusive Conduct/Bullying and Authorizing the Development and Implementation of Procedures in Furtherance of Said Policy

Purpose: Authorize the President & CEO, or designee, to enter into one-year intergovernmental agreements, each with four one-year options to renew, with the Los Angeles County Department of Mental Health, and the Los Angeles County Department of Health Services, to provide referrals, case management, and support services for the Section 8 Homeless Program.

Contact: Annie Markarian, Director of Labor and Employee Relations

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Ben Besley

5 AYES, 0 NAYS, 2 ABSENT (L. Hooper, D. De La Cruz), Motion Carried

*** Commissioner De La Cruz returned to the meeting.*

D. Agenda Items for Future Board of Commissioner Meetings

Commissioners may direct staff to add agenda items for future Board meetings.

*** Special tribute to Commissioner Ben Besley upon his departure from HACLA's Board.*

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 Dan Tenenbaum
Seconded: Commissioner Ben Besley

6 AYES, 0 NAYS, 1 ABSENT (L. Hooper), **Meeting Adjourned at 12:40pm.**