

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES



Board of Commissioners

REGULAR MEETING

THURSDAY – JANUARY 23, 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 7:00pm on Friday, January 17, 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 Lawrence Ortiz, Hector Garcia and Cruz Acosta as Employees of the Month

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 Presentation on the City Census 2020 Internal Working Group and City-County Complete Count Partnership Activities; and HACLA's Census Outreach Plan Quarterly Report to the City

Contact: Debra Amenson, Assistant Director of Housing Services

2. Proposed Resolution Approving HACLA's Section Eight Management Assessment Program (SEMAP) Certification for Fiscal Year Ending December 31, 2019

Contact: Carlos Van Natter, Director of Section 8

3. Proposed Resolution Authorizing the Allocation of One Thousand Four Hundred Eighty-Four (1,484) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program

Contact: Carlos Van Natter, Director of Section 8

4. Proposed Resolution Authorizing the Imposition of Davis-Bacon Labor Compliance Monitoring Fees Upon Section 8 Housing Choice Voucher Program Project-Based Voucher Awardees

Contact: Howard Baum, Deputy General Counsel

5. Proposed Resolution Authorizing the President and CEO to Enter Into Disposition and Development Agreements and Subsequently to Enter Into Ground Leases and All Related Documents, Agreements and Certifications with Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P. in Connection with the Development of Rose Hill Courts Phase I, an 89 Unit Affordable Housing Residential Development and the Development of Rose Hill Courts Phase II, a 96 Unit Affordable Housing Residential Development Respectively; Authorizing the Bifurcation and Assignment of the Existing Predevelopment Loan Agreement with the Related Companies of California, LLC to Rose Hill Courts I Housing Partners, L.P. and Rose Hill Courts II Housing Partners, L.P.; Authorizing Up to \$5,500,000 for Phase I and Up to \$2,500,000 for Phase II in Gap Funding of Which up to \$1,410,000 for Phase I and Up to \$1,382,484 for Phase II will be Technical Work Necessary to Finance and Develop the Proposed Phase I and Phase II Projects; Authorizing Execution of a Consulting Agreement with the Related Companies of California, LLC to Reimburse Up to \$500,000 in Master Planning and Predevelopment Services; and Undertaking Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic 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 Approving and Adopting the Housing Authority of the City of Los Angeles' Pay Schedules for Calendar Years 2020 and 2021

Contact: Annie Markarian, Director of Labor and Employee Relations

2. Proposed Resolution Authorizing the President and CEO to Purchase Public Officials Liability and Employment Practices Liability Insurance from Ironshore Specialty Insurance Company and RSUI Indemnity Company, and Excess Workers Compensation Insurance from State National, and to Execute Related Actions

Contact: Annie Markarian, Director of Labor and Employee Relations

3. Proposed Resolution Authorizing the President and CEO to Submit an Application as Either a Qualifying Infill Area (“QIA”) for a Grant Amount Up to \$30,000,000 or As a Qualifying Infill Project (“QIP”) for a Grant Amount Up to \$7,500,000 Per Project in Response to the California Housing and Community Development Department’s Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with the Related Companies of California, LLC for the Rose Hill Courts Redevelopment Project

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant Amount Up to \$7,500,000 in Response to the California Housing and Community Development Department’s Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with the Michaels Development Company I, L.P. for the Jordan Downs Redevelopment Project Know as Phase S-3

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant Amount Up to \$7,500,000 in Response to the California Housing and Community Development Department’s Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with the Michaels Development Company I, L.P. for the Jordan Downs Redevelopment Project Known as Phase S-2

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Proposed Resolution Authorizing the President and CEO to Submit an Application in Response to the California Housing and Community Development Department’s Notice of Funding Availability for the Fiscal Year 2019/2020 Affordable Housing and Sustainable Communities Program Funds Up to a Total Loan Amount of \$20,000,000 for the Area H2 Phase of the Jordan Downs Redevelopment Project as a Co-Applicant with Bridge Housing Corporation (“Bridge”) and the City of Los Angeles (“City”); or in the Alternative, an Application Solely Between the Housing Authority and Bridge; or as a Consenting Party to the Application of Bridge and the City, and to Execute any Applicable Agreements, Including a Joint Application Agreement Between the Parties, Related to the Application

Contact: Jenny Scanlin, Chief Strategic Development Officer

7. Proposed Resolution Authorizing the President and CEO to Submit an Application for a Grant Amount Up to \$7,500,000 in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Infill Infrastructure Grant Program as a Co-Applicant with Bridge Housing Corporation for the Jordan Downs Redevelopment Project Known as Area H2

Contact: Jenny Scanlin, Chief Strategic Development Officer

8. Proposed Resolution Authorizing the Dedication of One Hundred and Seventy-Two (172) Section 8 Project-Based Vouchers to Rose Hill Courts Redevelopment Phase I and Phase II Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO to Execute Any and All Contracts/Documents Required for the Program

Contact: Jenny Scanlin, Chief Strategic Development Officer
Carlos VanNatter, Director of Section 8

9. Proposed Resolution Authorizing the President and CEO to Submit an Application in Response to the California Housing and Community Development Department's Notice of Funding Availability for the Fiscal Year 2019/2020 Affordable Housing and Sustainable Communities Program Funds Up to a Total Loan Amount of \$20,000,000 and a Total Grant Amount Up to \$10,000,000 for Both Phases of the Rose Hill Courts Development Project as a Co-Applicant with the Related Companies of California, LLC ("Related") and the City of Los Angeles ("City"); or in the Alternative, an Application Solely Between the Housing Authority and Related; or as a Consenting Party to the Application of Related and the City, for the Two Phases of the Rose Hill Courts Development Project and to Execute Any Applicable Agreements, Including a Joint Application Agreement Between the Parties, Related to the Application

Contact: Jenny Scanlin, Chief Strategic Development Officer

10. Jordan Downs Redevelopment Project
Quarterly Progress Report (4th Quarter 2019)

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. 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