



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

SPECIAL MEETING

TELECONFERENCE

THURSDAY – OCTOBER 29, 2020 AT 9:00 A.M.

CALL-IN NUMBER: 1(872) 240-3212, ACCESS CODE: 551-229-549

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1(669) 224-3412, ACCESS CODE: 857-745-805

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 4:30pm on Saturday, October 24, 2020 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at www.hacla.org.

III. 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, OCTOBER 28, 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 OCTOBER 29, 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.

IV. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

V. BOARD BUSINESS ITEMS

1. Proposed Resolution Approving the Acquisition of the Following Two (2) Real Property Assets: (1) Howard Johnson Hotel – 7432 Reseda Blvd, Los Angeles, CA 91335, for \$16,228,756 and (2) Travelodge Hotel Gardena – 18600 Normandie Ave Los Angeles, CA 90248, for \$9,200,000 in Response to the California Department of Housing and Community Developments (“HCD”) Notice of Funding Availability for the Homekey Program in Partnership with the City of Los Angeles; Approving and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements, Including Purchase and Sale Agreements, and HCD Standard Agreements; Making a Determination that These Acquisitions are Exempt from Environmental Review Under the California Environmental Quality Act; and the Undertaking of Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

2. Proposed Resolution Approving the Acquisition of the Following Two Real Property Assets for Appraised Fair Market Values of (1) Super 8 – 7631 Topanga Canyon Blvd, Los Angeles, CA 90028, \$11,118,600, and (2) Orchid-1763 Orchid Ave, Los Angeles, CA 90028, Up to \$16,000,0000, Contingent Upon Receipt of a Grant Funding Award from the California Department of Housing and Community Development (HCD) Homekey Program or an Equivalent Source of Subsidy or Grant in the Amounts Requested; Authorizing the Housing Authority or its Nonprofit Instrumentality to Enter Into a Partnership Agreement with PATH Ventures for the Long Term Ownership of the 1763 Orchid Property; Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements Including HCD Standard Agreements; the Undertaking of Various Actions in Connection Therewith; and Making a Determination that These Acquisitions are Exempt from Environmental Review Under the California Environmental Quality Act

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Proposed Resolution Authorizing the President and CEO to Take All Actions Necessary to Assemble a Financing Team to Finance the Housing Authority of the City of Los Angeles Mortgage Revenue Bonds (Union Portfolio Project) 2020 Series C, Through the Sale of Tax-Exempt Fixed-Rate Mortgage Revenue Bonds in an Amount Not to Exceed \$22,000,000 and Providing and Authorizing the Execution and Delivery of All Related Documents, Certificates and Agreements and the Undertaking of Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

VI. 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

VII. 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