



# HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

## Board of Commissioners

REGULAR MEETING

## TELECONFERENCE

THURSDAY– DECEMBER 17, 2020 AT 9:00 A.M.

**CALL-IN NUMBER: 1(571) 317-3122, ACCESS CODE: 956-736-685**

*Spanish Interpretation Teleconference Information:*

**CALL-IN NUMBER: 1(646) 749-3112, ACCESS CODE: 502-269-117**

*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](mailto: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 Friday, December 11, 2020 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. Recognition of Retiring Employees:

Betty Seals	37	Years of Service	Hector Becerra	25	Years of Service
Ida Tillis	35	Years of Service	John Price	24	Years of Service
Delia Frankel	32	Years of Service	Deborah Welch	23	Years of Service
Charles Stinchcomb	30	Years of Service	Gladys Lopez	21	Years of Service
Robert Ayala	30	Years of Service	George Galindo	19	Years of Service
Ana Franco	30	Years of Service	Rungsimapor Vargas	18	Years of Service
Suzell Alvarez	30	Years of Service	Ernie Pierre	17	Years of Service
Sonia Mutsalklisana	29	Years of Service	Telesha Thompson	16	Years of Service
Phil Dickerson	29	Years of Service	Silva Atyemizian	13	Years of Service
Jill Brown	28	Years of Service	Susana Martinez	12	Years of Service
Danette Simon-Willis	28	Years of Service	Crystal Williams	11	Years of Service
Rodolfo Medina	27	Years of Service	Henry Hoang	9	Years of Service
Maria Gallegos	27	Years of Service	Joel Lopez	9	Years of Service
Isabel Araiza	26				

#### 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, DECEMBER 16, 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 DECEMBER 17, 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. Proposed Resolution Authorizing the President and CEO, or Designee, to Approve a New Memorandum of Agreement (MOA) with the Los Angeles Police Department Extending Operation of the Community Safety Partnership Program for Five Years from January 1, 2021 to December 31, 2025 with a Total Contract Amount Not to Exceed \$8,750,000

Contact: Eric R. Brown, Director of Intergovernmental Relations

2. Proposed Resolution Approving the Issuance, Sale and Delivery of the Housing Authority of the City of Los Angeles Mortgage Revenue Bonds (Union Portfolio Project) 2021 Series A in an Aggregate Principal Amount Not to Exceed \$13,500,000 to Provide Financing for the Acquisition, Rehabilitation and Equipping of the Martel Apartments at 1643 N. Martel Avenue, Los Angeles CA 90046 and the Parthenia Apartments at 15230 Parthenia Street Los Angeles CA 91343 (“Projects”), Approving the Sale and Transfer of the Projects to Housing Opportunity Corporation, an Authority Instrumentality, in Connection with Such Issuance and Loaning Proceeds of the Bonds to Housing Opportunity Corporation and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and the Undertaking of 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 Fiscal Year 2021 Consolidated Operating and Capital Project Budgets, Authorizing the President and CEO, or Designee, to Execute Any Required Budget Documents, Including the Conventional Public Housing, Section 8 Program, and L.A. LOMOD Annual Contributions Contracts as Amended, and Invest Housing Authority Funds Not Required for Immediate Necessities

Contact: Marlene Garza, Chief Administrative Officer

2. Proposed Resolution Authorizing the Chairperson & the President and CEO to Approve the 2021 Agency Plan for Submission to the U.S. Department of Housing and Urban Development and Approving Revisions to the Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (MPP 201:1) Pursuant to 24 CFR Part 903

Contact: John King, Director of Community Engagement

3. Proposed Resolution Authorizing the President & CEO, or Designee, to Execute Amendment No. 2 to the Legal Services Contract with Goldfarb & Lipman, LLP (HA-2019-133NF) to Increase the Maximum Payment Obligation by \$250,000 for a Total Contract Amount Not-to-Exceed \$1,000,000

Contact: Howard Baum, Deputy General Counsel

4. Proposed Resolution Authorizing the President and CEO or Designee to Execute a Contract with Yardi, Inc., for an Initial Two-Year Term with Three (3) One-Year Options for Renewal for a Total Contract Amount Not-to-Exceed \$2,600,000 for Software Licensing, Hosting, Consulting, Training, Maintenance and Technical Support

Contact: Luis Yataco, Director of Information Technology

5. Proposed Resolution Approving Submission to the U.S. Department of Housing and Urban Development (HUD) of Application(s) for the Disposition of Non-Dwelling Property Related to the Original Aliso Village Project and the Undertaking of Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

6. Build HOPE Update: 3rd Quarter 2020 Data Visualization

**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  
Commissioner Ana Bryan