



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY– DECEMBER 17, 2020

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

ACTION MINUTES

Commissioner Ben Besley called the Board of Commissioners Regular Meeting to order on Thursday, December 17, 2020 at 9:08am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley
Commissioner Cielo Castro
Commissioner Noramay Cadena
Commissioner Delfino De La Cruz (*Joined meeting at 10:31am*)
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, December 11, 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 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
Isabel Araiza

27 Years of Service
26

Joel Lopez

9 Years of Service

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

Purpose: This item authorizes the Housing Authority of the City of Los Angeles' President & CEO to enter into a new five year Memorandum of Agreement with the Los Angeles Police Department. The MOA will replace the current amended agreement scheduled to expire on December 31, 2020 and extend the operation of the Community Safety Partnership Program for a five-year period from January 1, 2021 to

December 31, 2025. This action is necessary to continue providing CSP programs and services at participating public housing sites.

Contact: Eric R. Brown, Director of Intergovernmental Relations

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Dan Tenenbaum

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

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

Purpose: To request that the Board of Commissioners authorize the issuance of the Housing Authority of the City of Los Angeles Mortgage Revenue Bonds, 2021 Series A with a not-to-exceed principal amount of \$13,500,000. The 2021A Bonds will be fixed rate, tax-exempt bonds and will be permanent financing for the two Projects.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), 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 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

Purpose: The Budget reflects the overall financial performance goals of the Housing Authority and serves as the basis for measuring the Housing Authority's achievement of those goals. It also serves as the basis for monitoring and controlling programmatic income and expenditures. With this action, the Board of Commissioners is asked to approve and adopt the 2021 Consolidated Operating and Capital Projects Budgets, and Authorize the President and CEO to execute any and all required documents, including the Conventional Public Housing, Section 8 Program, and L.A. LOMOD Annual Contributions Contracts as amended, and Authorize the President and CEO to invest Housing Authority funds not required for immediate necessities.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

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

Purpose: To authorize a \$250,000 increase in the maximum payment obligation under the legal services contract with Goldfarb & Lipman, LLP for the continuation of specialized legal services to the Housing Authority on an as-needed basis.

Contact: Howard Baum, Deputy General Counsel

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

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

Purpose: Authorize the President and CEO to execute a contract with Yardi, Inc. for an initial two-year term with three 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 services.

Contact: Luis Yataco, Director of Information Technology

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

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

Purpose: Authorize the President and CEO of the Housing Authority of the City of Los Angeles to submit Section 18 disposition application(s) to the U.S. Department of Housing & Urban Development so that the Authority can convey certain non-dwelling properties to the Los Angeles Unified School District in a fair market value exchange for LAUSD property currently part of the Pueblo del Sol I Rental Assistance Demonstration redevelopment project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

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

Receive and File

Purpose: This memo continues from the September update on indicator tracking and reflects progress captured during the 3rd quarter of 2020.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

C. Excluded Consent Agenda Items

Item VI. B2. 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

Purpose: To comply with HUD regulatory requirements and ensure the uninterrupted receipt of federal funds.

Contact: John King, Director of Community Engagement

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Noramay Cadena

6 AYES, 0 NAYS, 1 ABSENT (Hooper), Motion Carried

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

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT (Hooper), **Meeting Adjourned at 11:25am**