



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

REGULAR MEETING

TELECONFERENCE

THURSDAY –APRIL 23, 2020 AT 9:00 A.M.

CALL-IN NUMBER: 1 (312) 757-3121, ACCESS CODE: 361-360-653

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1 (872) 240-3311, ACCESS CODE: 981-177-605

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 Friday, April 17, 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, APRIL 22, 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 APRIL 23, 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

A. Items for Discussion

1. Resolution Ratifying Personnel Actions Taken By the Housing Authority of the City of Los Angeles in Response to Covid-19.

Contact: Annie Markarian, Director of Labor and Employee Relations

2. Resolution Authorizing the President and CEO to Offer a Multi-Year Retirement Incentive Program

Contact: Annie Markarian, Director of Labor & Employee Relations

3. Proposed Resolution Approving the Revised and Restated Acquisition and Disposition of Real Property Policy for the Housing Authority of the City of Los Angeles

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Proposed Resolution Authorizing Various Actions to Set Aside Internal Sources of Funds in an Amount Not to Exceed \$6,000,000; Enter into Necessary Contracts for Brokerage or Consultant Services on an As-Needed Basis; Authorize Consideration of the Use of Eminent Domain As Necessary or Required; and Accept Grant or Emergency Funds from Private, Local, State or Federal Government Sources up to \$100,000,000 to Facilitate Implementation of an Acquisition Program for the Housing Authority of the City of Los Angeles in Compliance with the Acquisition and Disposition of Real Property Policy

Contact: Jenny Scanlin, Chief Strategic Development Officer

5. Resolution Authorizing and Approving the Establishment of a Revolving Line of Credit Facility with City National Bank Specifying an Initial Revolving Commitment Amount Not to Exceed \$30,000,000 and Authorizing the Execution and Delivery of a Revolving Credit Agreement, Fee Letter, Promissory Notes and All Other Related Documents and Agreements and the Undertaking of Various Other Actions in Connection Therewith and, Subject to the Approval of City National Bank and Materially Similar Terms and Conditions, an Amendment to or Replacement of the Initial Revolving Line of Credit Facility with an Amendment or Replacement Line of Credit Facility Specifying a Revolving Commitment Amount Not to Exceed \$50,000,000 and Authorizing the Execution and Delivery of an Amendment or Replacement Revolving Credit Agreement, Fee Letter, Promissory Notes and All Other Related Documents and Agreements Pertaining to the Amended or Replaced Revolving Line of Credit Facility and the Undertaking of Various Other 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 Authorizing the President and CEO to Submit Multi-Phase Demolition and/or Disposition Applications to the U.S. Department of Housing & Urban Development for the Rose Hill Courts Public Housing Site within the Ramona Gardens AMP No. CA004000401 and Undertaking Various Actions in Connection Therewith

Contact: Jenny Scanlin, Chief Strategic Development Officer

2. Proposed Resolution Authorizing the President and CEO to Enter Into a Second Amendment to Contract HA-2018-87-NF with Integrated Engineering Management to Increase Its Maximum Payment Obligation by \$50,000 for a Total Contract Award of \$300,000

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Proposed Resolution Approving the Preliminary Community-Based Development Concept for Rancho San Pedro's Revitalization and Authorizing the Commencement of State Two of the First Amended and Restated Exclusive Negotiating Rights Agreement ("ENA") Between the Housing Authority of the City of Los Angeles and the Richman Group of Companies, Century Housing Corporation, and National Community Renaissance of California and Amending the ENA Schedule and Budget Attachments to Incorporate Agreed Upon Revisions Including \$200,000 in Matching Funding to Support Pre-Development Efforts of the One San Pedro Collaborative

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Jordan Downs Redevelopment Project
Quarterly Progress Report (1st Quarter 2020)

RECEIVE & 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.

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