



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Board of Commissioners

SPECIAL MEETING

TELECONFERENCE

THURSDAY –JUNE 25, 2020

CALL-IN NUMBER: 1 (646) 749-3122, ACCESS CODE: 522-204-637

Spanish Interpretation Teleconference Information:

CALL-IN NUMBER: 1 (786) 535-3211, ACCESS CODE: 724-740-765

ACTION MINUTES

Commissioner Ben Besley called the Board of Commissioners Special Teleconference Meeting to order on Thursday, June 25, 2020 at 9:16am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley
Commissioner Cielo Castro
Commissioner Noramay Cadena
Commissioner Lucelia Hooper (Left meeting early)
Commissioner Delfino De La Cruz
Commissioner Dan Tenenbaum
Commissioner Ana Bryan

Also Present: Douglas Guthrie, President and CEO

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, June 19, 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 Michael Woods, Jill Scoggins Noland and Glenda Goree as Employees of the Month

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, JUNE 24, 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 JUNE 25, 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 Execute a Fourth Amendment to the Memorandum of Agreement (MOA) with the Los Angeles Police Department Extending Operation of the Community Safety Partnership Program Under the Current MOA for Six Months from July 1, 2020 to December 31, 2020 and Increasing the Contract Amount by \$875,000 for a Total Amount Not to Exceed \$8,957,000

Purpose: Authorization to enter into a fourth amendment to the existing Memorandum of Understanding with the LAPD, extending the operation of the CSP Program, presently scheduled to expire on June 30, 2020, for a six-month period. This action is necessary to continue providing CSP programs and services while a new MOA is under review and being negotiated with the LAPD.

Contact: Eric Brown, Director of Intergovernmental & Community Relations

Per the request of the Board, the following revisions were made to the resolution:

WHEREAS, HACL A staff has engaged in extensive consultation with their counterparts at LAPD ~~and independent third parties~~ regarding potential changes and revisions to the expiring MOA; and

~~**WHEREAS**, the advent of the COVID-19 pandemic has disrupted this process to a significant degree such that our partners at LAPD have made it clear, given the unique circumstances of the pandemic, they will be unable to finish their internal review and approval and come to a mutually agreed upon MOA prior to the June 30, 2020 expiration of the current extension; and~~

~~**WHEREAS**, the advent of the COVID-19 pandemic, as well as deliberations are sufficiently advanced to the point where both parties anticipate the new MOA will be ready for approval in December, 2020; and social unrest tackling policing reform locally and nationally has created an opportunity for local stakeholders to reevaluate and reenvision community policing; and~~

~~**WHEREAS**, LAPD-HACL A staff has requested requests we ask the Board of Commissioners of HACL A ("Board") to approve an extension of the existing MOA for a further six-month period in the expectation this will provide sufficient time for HACL A, and the City of LA (including and LAPD) to review and propose a new MOA complete its review process; and~~

~~**WHEREAS**, funds from LA LOMOD amounting to \$875,000 are available to fund the CSP Program from July 1, 2020 to December 31, 2020 and, once the new MOA is approved, funds from LA LOMOD will cover the full yearly program cost for the duration of the new MOA's term.~~

~~**WHEREAS**, HACL A staff intend to return to the Board in September 2020 with a report on CSP for further Board input prior to the full MOA returning to the Board for potential renewal.~~

A motion was made to approve this item with the above stated amendments to the resolution.

Action: **APPROVED**
Motioned: Commissioner Delfino De La Cruz
Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Approving and Adopting the 2020 Cares Act Supplemental Funding Expenditure Plan and Authorizing the President & CEO, or Designee, to Award and/or Amend Contracts and Execute All Required Contract Documents

Purpose: To authorize the proposed Expenditure Plan for Coronavirus Aid Relief, and Economic Security (CARES) Act funds in support of coronavirus (COVID-19) response and prevention.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**
Motioned: Commissioner Dan Tenenbaum
Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into the First Amendment to the May 2005 Ground Lease Agreement with Los Angeles Unified School District ("LAUSD") for the Mendez Center, which Amendment will, Among Other Things, Amend the Ground Lease, Resolve Certain Parcel Description/Ownership Issues, Effectuate an Exchange of Real Property Between the Parties in Accordance with California Health

and Safety Code Section 34312.3, and Authorize the Undertaking of Various Related Actions

Purpose: To resolve property, land use and title issues associated with the Medez Center's development to date, effectuate the exchange of certain parcels between LAUSD and HACLA in conformity with the requirements of Health and Safety Code section 34312.3, facilitate the resyndication and refinancing of Pueblo Del Sol Phase I and II and authorize the undertaking of related actions, all in a manner that is equitable and cost neutral to the parties.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Lucelia Hooper

Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Accept the FY 2019 Choice Neighborhoods Implementation Grant Awarded by the U.S. Department of Housing and Urban Development in the Amount of \$35 Million to be Used Toward the Redevelopment of the Jordan Downs Public Housing Community and Critical Community Investments in the Watts Neighborhood, Including Any Agreements and Various Verifications As Required by the U.S. Department of Housing and Urban Development to Initiate Work Under the Award

Purpose: Authorization to execute a Choice Neighborhoods Implementation grant contract. The CNI grant awarded in the amount of \$35 million will be used toward the redevelopment of Jordan Downs public housing and the greater Watts neighborhood in response to the HUD NOFA FR-6300-N-34.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Dan Tenenbaum

7 AYES, 0 NAYS, 0 ABSENT, 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 Authorizing Dedication of Nine Hundred Sixty-Four (964) Section 8 Project-Based Vouchers to Seventeen (17) Permanent Supportive Housing Projects Selected Pursuant to Project-Based Voucher (“PBV”) Notice of Funding Availability (“NOFA”) No. HA-2020-28 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for the Program

Purpose: To authorize dedication of project-based vouchers to permanent supportive housing projects developed in the City of Los Angeles to house homeless and chronically homeless individuals, families, seniors, transition-age youth, and veterans.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the Allocation of One Thousand (1,000) Section 8 Housing Choice Vouchers for the Permanent Supportive Housing Program Component of the Project-Based Voucher Program

Purpose: To assist in the creation of permanent supportive housing for extremely and very low income homeless and chronically homeless special needs disabled individuals, families, transition-age youth, seniors and veterans. HACLA proposes to make available PBV's to provide operating subsidy for eligible projects that will begin construction soonest, and maximize applications for public capital funding.

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Proposed Resolution Delegating Authority to the President and CEO, or His or Her Designee, to Accept Grant Funding from Private Entities or Government Entities Up to \$250,000 and Approving the Execution and Delivery of Related Documents and Agreements Related to Such Funding and the Undertaking of Various Actions in Connection Therewith

Purpose: To allow HACLA to accept grant funding from private and

government sources in amounts up to \$250,000 and obligate HACLA to comply with the terms and conditions of such grant funding without prior Board authorization for the particular grant.

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

4. Proposed Resolution Delegating Authority to the President and CEO, or His or Her Designee, to Negotiate and Settle Workers' Compensation and Other Enumerated Claims Up to \$250,000

Purpose: Authorization for the President and CEO or designee to negotiate and settle certain workers' compensation and other enumerated claims, demands, and litigation matters against HACLA in amounts up to \$250,000 and to enter into any related agreements or documents.

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

5. Proposed Resolution Delegating Authority to the President and CEO, or His or Her Designee, to Negotiate and Settle Certain Claims and Litigation Matters Up to \$50,000

Purpose: To authorize the President and CEO or designee to negotiate and settle claims, demands, and litigation matters against HACLA in amounts up to \$50,000 and to enter into any related agreements or documents, all with the approval of legal counsel.

Contact: James Johnson, General Counsel

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

7. Proposed Resolution Authorizing the Housing Authority of the City of Los Angeles to Declare Its Official Intent (The Inducement) to Issue, Solely as Conduit Bond Issuer, One or More Series of Revenue Bonds of the Authority in an Aggregate Principal Amount Not to Exceed \$55 Million to Finance and Refinance All or a Portion of the Cost of the Redevelopment, Rehabilitation, Construction, and Equipping of Rose Hill Courts Phase I, and to Undertake Various Actions in Connection Therewith

Purpose: The purpose of this action is to assist in making low interest rate financing available for the redevelopment and rehabilitation of Rose Hill Courts Phase I.

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, Motion Carried

C. Excluded Consent Agenda Item B6

- B6. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into a One-Year Contract with 4 One-Year Options to Extend to Provide Tree Trimming and Tree Removal Services at Various Public Housing Sites Pursuant to Award Under IFB No. HA-2020-042 for a Total Amount Not-to-Exceed \$2,452,181

Purpose: The Housing Authority of the City of Los Angeles is engaged in the on-going practice of maintenance of its public housing portfolio. Activities that will increase the functionality, maintenance and improvement of its housing stock are crucial in preserving our low-income housing. The proposed contract will allow the Housing Authority to trim and remove trees for on-going maintenance at the public housing sites.

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ben Besley/ Delfino De La Cruz

6 AYES, 0 NAYS, 1 ABSENT, Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

Commissioners may direct staff to add agenda items for future Board meetings.

1. Memo update on Census outreach (C. Castro)

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 Noramay Cadena

Seconded: Commissioner Dan Tenenbaum

Meeting adjourned at 1:39pm