



***Board of Commissioners***  
REGULAR MEETING  
**TELECONFERENCE**

THURSDAY– AUGUST 26, 2021 AT 9:00 A.M.

**CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 382-374-933**

*Spanish Interpretation Teleconference Information:*

**CALL-IN NUMBER: 1(408) 650-3123, ACCESS CODE: 612-280-069**

*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, August 20, 2021 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 Gail Gillespie, Patrick Choy and Mariela Osorio 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, AUGUST 25, 2021 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 AUGUST 26, 2021 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 Solicit Innovative Developer, Investment, Acquisition and Other Partnerships to Expand the Affordable Housing Portfolio of the Housing Authority of the City of Los Angeles

Contact: Geoffrey Moen, Director of Development Services

2. Proposed Resolution Approving the Acquisition of the Following Two (2) Real Property Assets at Fair Market Value: (1) 6521 Brynhurst Avenue, Los Angeles, California 90043, for \$17,340,000, and (2) 7639 Van Nuys Boulevard, Los Angeles, California 91405, for \$16,600,000, in Anticipation of the California Department of Housing and Community Development's ("HCD") Expected 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: Geoffrey Moen, Director of Development Services

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Del Richardson and Associates, Inc. for an Initial One (1) Year Term with Four (4) One-Year Options to Extend, to Provide Resident Relocation Planning Services Associated with Phase II of the Jordan Downs Redevelopment Project, Pursuant to a Contract Award Under RFP HA-2021-100 for a Total Amount Not-to-Exceed \$650,000

Contact: Geoffrey Moen, Director of Development Services

4. Proposed Resolution Authorizing the President and CEO to Execute an Amendment to the Long-Term Ground Lease, An Amendment to the Disposition and Development Agreement, A Revised Authority Loan Documents and Other Related Documents with Jordan Downs Phase 1B, LP ("Partnership") to Reduce the Ground Lease Note to \$1,294,057, Increase the Interest Rate to 5% Simple Interest on All HACLA Loans and to Transfer the Park Development Responsibility from the Partnership to an Additional Services Agreement with The Michaels Organization, and to Undertake Various Actions in Connection Therewith to Allow for the Permanent Conversion of Financing for Phase IB ("New Harvest") at Jordan Downs

Contact: Geoffrey Moen, Director of Development Services

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Enter Into a First Amendment to the Disposition and Development Agreement with Rose Hill Courts II Housing Partners, L.P. for Rose Hill Courts – Phase II, a 96 Unit Affordable Housing Residential Development, to Revise the Land Acreage for the Property to Provide Flexibility for the Long Term Use Maintenance of a Central Open Space Parcel, and to Execute Any and All Documents and Agreements Related Thereto Including a Construction Access Agreement and to Undertake Various Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development Services

## 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 & CEO, or Designee, to Execute a Contract with HD Supply Facilities Maintenance, LTD, for an Initial One-Year Term with Four (4) One-Year Options to Extend, for As-Needed Maintenance, Repair, Operating Supplies and Related Products for a Total Amount Not-to-Exceed \$16,000,000 Including Sales Tax

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with One-Year Option to Renew, with Sun Life Assurance Company of Canada, for Employee Mandatory Group Short/Long Term Disability Insurance Coverage

Contact: Annie Markarian, Director of Labor and Employee Relations

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a One-Year Contract with a One-Year Option to Renew, with Sun Life Assurance Company of Canada, for Employee Mandatory Group Life Insurance and Voluntary Term Life Insurance Coverage

Contact: Annie Markarian, Director of Labor and Employee Relations

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Purchase Commercial General Liability, Law Enforcement, Lead-Based Paint Liability and Property Insurance from Housing Authority Insurance Group for All HACLA Owned and Leased Properties and to Execute Related Actions

Contact: Annie Markarian, Director of Labor and Employee Relations

5. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Amendment No. 8 to Contract (HA-2015-98 (2016) with Intratek Computer, Inc. (“Intratek”), to Extend the Contract Term for One Additional Year and Increase the Contract Amount to \$14,093,064 for Information Technology Support Services

Contact: Luis Yataco, Director of Information Technology

6. Proposed Resolution Authorizing the President and CEO, or His Designee, to Write Off Uncollectible Accounts Receivable Including \$59,934 for Public Housing Rental Units, \$140,057 for Non-Public Housing Rental Units, and \$481,158 for Section 8 Programs

Contact: Patricia Kataura, Director of Finance

7. Proposed Resolution Authorizing the President and CEO, or Designee, to Partner with the State Department of Health Care Services Pursuant to the California Community Transition Project by Entering Into Two Contracts with Their Lead Organizations, to Provide Referrals, Case Management, and Supportive Services for the NED Category 2 HCV Program

Contact: Carlos VanNatter, Director of Section 8

8. Proposed Resolution of the Board of Commissioners Approving Amendment of the Youth Protection Policy for Service Providers

Contact: Howard Baum, Deputy General Counsel

9. Proposed Resolution Adopting Rosenberg's Rules of Order for the Governance of Meetings of the Board of Commissioners

Contact: James Johnson, General Counsel

10. Pueblo Del Sol Phase I and II Rehabilitation Progress Report Through the End of Q2 2021

**RECEIVE AND FILE**

Contact: Geoffrey Moen, Director of Development Services

11. Jordan Downs Redevelopment Project Quarterly Progress Report (Q2 2021)

**RECEIVE AND FILE**

Contact: Geoffrey Moen, Director of Development Services

12. FY 2021 2<sup>nd</sup> Quarter Budget Status Report

**RECEIVE AND FILE**

Contact: Marlene Garza, Chief Administrative 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 Cielo Castro, Chairperson  
Commissioner Dan Tenenbaum, Vice Chairperson  
Commissioner Noramay Cadena  
Commissioner Lucelia Hooper  
Commissioner Delfino De La Cruz  
Commissioner Ana Bryan  
Commissioner Taelor Bakewell