



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

THURSDAY– FEBRUARY 25, 2021

**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

**ACTION MINUTES**

Commissioner Ben Besley called the Board of Commissioners Regular Meeting to order on Thursday, February 25, 2021 at 9:06am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Commissioner Ben Besley  
Commissioner Cielo Castro  
Commissioner Noramay Cadena (*left meeting at 11:13am*)  
Commissioner Lucelia Hooper (*left meeting at 12:12pm*)  
Commissioner Delfino De La Cruz (*joined meeting at 9:07am*)  
Commissioner Dan Tenenbaum  
Commissioner Ana Bryan (*joined meeting at 9:07am*)

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, February 19, 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 Oscar Torres, Ruzanna Khachatryan and Dennis Brown 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, FEBRUARY 24, 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 FEBRUARY 25, 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 Issuance and Delivery of Multiple Series of Multifamily Housing Revenue Notes by the Housing Authority of the City of Los Angeles as a Conduit Issuer Designated as its Multifamily Housing Revenue Note (Jordan Downs Phase S2) Tax-Exempt Series 2021A in an Aggregate Principal Amount Not to Exceed \$29,030,000 and Multifamily Housing Revenue Note (Jordan Downs Phase S2) Taxable Series 2021B in an Aggregate Principal Amount Not to Exceed \$13,900,000 (Together, the "Private Activity Notes") and Approving for Purposes of Section 147(F) of the Internal Revenue Code of 1986 the Issuance of the Private Activity Notes to Provide Financing for the Acquisition, Rehabilitation, Construction and Equipping of Jordan Downs Phase S2 and Approving and Authorizing the Execution and Delivery of Related Documents and Agreements and Taking Any Necessary Related Actions Including the Execution of Amendatory Documents Thereto

Purpose: Adopting the resolution will authorize the President and CEO or other Designated Officers, to take all actions necessary to effectuate the issuance by the Housing Authority of the City of

Los Angeles of tax-exempt and taxable multifamily conduit revenue notes in principal amounts not to exceed \$29,030,000 and \$13,900,000, respectively, for Jordan Downs Phase S2. The California Debt Limit Allocation Committee (“CDLAC”) in its approval of the tax-exempt bond allocation, designated March 29, 2021, as the debt issuance deadline for the Notes. Issuance of the Notes makes low interest rate financing available to fund the development of the Project.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Noramay Cadena

Seconded: Commissioner Cielo Castro

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the President and CEO, or His Designee, to Enter Into a Disposition and Development Agreement, Long-Term Ground Lease, Purchase Option, Right of First Refusal, a RAD Use Agreement and Choice Neighborhoods Declaration with the U.S. Department of Housing and Urban Development (“HUD”), Acquisition Loan Documents with the Jordan Downs Phase S2, LP (“Partnership”) of Up to \$3,400,000, a Combined Loan of Grant Funds from a Choice Neighborhoods Implementation Grant, State Department of Housing and Community Development (“HCD”) Infill Infrastructure Grant and HCD Transformative Climate Communities Program in an Combined Amount Up to \$17,000,000 to the Partnership, for the Development of Jordan Downs Phase S2, a 81-Unit Affordable Residential Development with Community Amenities, and the Execution of Related Documents and Agreements and to Undertake Various Actions in Connection Therewith

Purpose: To execute a Disposition and Development Agreement and Ground Lease with Jordan Downs Phase S2, LP for the development of Jordan Downs Phase S2 of the Jordan Downs Redevelopment and execute all other Housing Authority of the City of Los Angeles documents connected with the Project, as required by the U.S. Department of Housing and Urban Development, and to effectuate both the financial and construction closing of the Project. The DDA will establish the terms and conditions between the Authority and the Developer for the development of an 81-unit affordable residential development (with one manager’s unit) and related amenities. This redevelopment includes a Rental Assistance Demonstration Use Agreement with the Department of Housing and Urban Development (“HUD”) and the Developer for the development of 17 RAD units and a HUD Choice Neighborhoods Initiative (“CNI”) Declaration of Restrictive Covenants for the development of 49 units (inclusive of the RAD units) of replacement housing in the 81-unit development.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Delfino De La Cruz

7 AYES, 0 NAYS, 0 ABSENT, Motion Carried

3. Report on Impact of HACLA CARES Landlord Incentives and Source of Income Ordinance on Section 8 Housing Choice Voucher Leasing

Contact: Carlos VanNatter, Director of Section 8

*No action required*

4. Section 3 Annual Report

Contact: Howard Baum, Deputy General Counsel

*No action required*

5. Workforce Development Unit Annual Report FY2020

Contact: Jenny Scanlin, Chief Strategic Development Officer

*No action required*

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, or Designee, to Execute a Contract with American City Pest & Termite, Inc. for an Initial One-Year Contract Term with Four (4) One-Year Options to Extend, for As-Needed Pest Control Services, Pursuant to a Contract Award Under IFB HA-2020-139 for a Total Amount Not-to-Exceed \$1,200,000

Purpose: The Housing Authority of the City of Los Angeles ("Housing Authority") 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 receive as-needed pest control services for on-going maintenance of the Housing Authority's 14 public housing sites ("Sites").

Contact: Marisela Ocampo, Director of Housing Services

Action: **APPROVED**  
Motioned: Commissioner Cielo Castro  
Seconded: Commissioner Dan Tenenbaum

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

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Berman Hopkins Wright & LaHam CPAs and Associates, LLP, for an Initial One-Year Term with Four (4) One-Year Options for Renewal, for a Total Contract Amount Not To Exceed \$1.9 Million for Independent Audit and Tax Preparation Services

Purpose: To comply with federal regulations requiring an annual independent audit of the Housing Authority of the City of Los Angeles' (HACLA) financial statements and expenditure of Federal awards, and provide needed tax preparation services.

Contact: Marlene Garza, Chief Administrative Officer

Action: **APPROVED**  
Motioned: Commissioner Cielo Castro  
Seconded: Commissioner Dan Tenenbaum

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

4. Proposed Resolution Authorizing Dedication of Sixty-Three (63) Section 8 Project-Based Vouchers to Jordan Downs Phase S2 Pursuant to Provisions in the Housing Opportunities Through Modernization Act of 2016 and Authorizing the President and CEO, or Designee, to Execute Any and All Contracts/Documents Required for the Program

Purpose: To assist in the creation of permanent supportive housing for extremely low-income and very-low income homeless and chronically-homeless, special-needs, disabled individuals, families, transition-age youth (TAY), seniors, and veterans. HACLA proposes to make available Project-Based Vouchers (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  
Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**  
Motioned: Commissioner Cielo Castro  
Seconded: Commissioner Dan Tenenbaum

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

5. Proposed Resolution Approving for Purposes of Section 147(F) of the Internal Revenue Code of 1986 the Issuance of Private Activity Bonds or Notes by the Housing Authority of the City of Los Angeles, Solely as Conduit Bond Issuer, to Finance the Acquisition, Construction, Redevelopment, Rehabilitation and Equipping of Pueblo Del Sol Phase II

Purpose: The purpose of this procedural action is to obtain approval from the Board of Commissioners for issuance of the Tax-Exempt Note for Pueblo del Sol Phase II, solely within the meaning of Section 142(a)(7) of the Internal Revenue Code of 1986, as amended. The interest on the Tax-Exempt Note qualifies for federal tax exemption only if the Tax-Exempt Note is approved in accordance with Section 147(f) of the Code. Approval of this procedural action will assist the Housing Authority of the City of Los Angeles in making low interest rate financing available for the acquisition, construction, redevelopment, equipping and rehabilitation of the Project. The Authority will serve in the capacity of a conduit issuer of private activity bonds, notes or other debt to finance the Project, thus the Authority will not be the obligor of the debt. The obligor of the debt will be Pueblo

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Dan Tenenbaum

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

6. Build Hope Update: Q4 2020 Data Visualization

### **Receive and File**

Purpose: This memo continues from the December update on indicator tracking and reflects progress captures during the 4<sup>th</sup> quarter of 2020.

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Dan Tenenbaum

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

7. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute a Contract with Access Pacific, Inc., for the Installation of a Modular Structure and Related Site Improvements in Conjunction with the Relocation of the Housing Authority's WorkSource Unit and its Los

Angeles/Watts WIOA WorkSource Center Pursuant to Award Under IFB HA-2021-14-NF for a Total Amount Not-to-Exceed \$1,853,055

Purpose: To authorize the President & CEO, or designee, to execute a contract with Access Pacific, Inc. ("Access Pacific"), pursuant to award under IFB HA-2021-14-NF, for the construction of all improvements necessary for the installation and utilization of an approximately 8,620 sq. ft. modular structure to serve as the permanent location for the Watts/LA WIOA WorkSource Center ("Center" or "WorkSource Center").

Contact: Jenny Scanlin, Chief Strategic Development Officer

Action: **APPROVED**

Motioned: Commissioner Cielo Castro

Seconded: Commissioner Dan Tenenbaum

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

C. Excluded Consent Agenda Item VI. B3

VI. B3. 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

Contact: Carlos VanNatter, Director of Section 8

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Ben Besley

4 AYES, 0 NAYS, 3 ABSENT (Cadena, Hooper, De La Cruz), Motion Carried

D. Agenda Items for Future Board of Commissioner Meetings

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

- *Section 8 Housing Choice Voucher Leasing two-year comparison – D. Tenebaum*

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 Ben Besley

4 AYES, 0 NAYS, 3 ABSENT (*Cadena, Hooper, De La Cruz*), Meeting adjourned at 12:30pm