



Board of Commissioners
REGULAR MEETING
TELECONFERENCE

THURSDAY– SEPTEMBER 23, 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. 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.

AMENDED 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, September 17, 2021 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 Towana Taft, Samuel (Sammy) Suarez and Salvador Morales 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. **ALTHOUGH IT IS PREFERRED FOR WRITTEN COMMENTS TO BE SUBMITTED BY WEDNESDAY, SEPTEMBER 22, 2021 AT 12:00PM, WE WILL ACCEPT WRITTEN COMMENTS UP TO AND DURING THE MEETING. 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 AND 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. HACLA/LAPD Community Safety Partnership (CSP) Update 2nd and 3rd Quarter 2021

Contact: Eric R. Brown, Intergovernmental & Community Relations Director

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Expend the FY 2019 Choice Neighborhoods Implementation Grant Awarded by the U.S. Department of Housing and Urban Development in the Amount of \$35 Million for the Watts Rising Transformation Plan and Up to \$5,433,479 in Community Development Block Grant Funds to be Used Toward the Redevelopment of the Jordan Downs Public Housing Community, Services and Programs for Jordan Downs Residents and

Critical Community Investments in the Watts Neighborhood, Including Memorandums of Understanding, Predevelopment Loan Agreements, Contracts, and Sub-Contracts with Implementation Leads, the City of Los Angeles, and Other Grant-Associated or Procured Partners and Consultants as Approved by Legal Counsel and In Compliance with the Policies and Regulatory Requirements of the Associated U.S. Housing and Urban Development Department and City of Los Angeles Programs

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Proposed Resolution Authorizing and Approving the Establishment of a Revolving Line of Credit with Two Commitments, a Taxable Commitment with City National Bank and a Tax-Exempt Commitment with CN Financing, Inc., with an Aggregate Revolving Line of Credit Not to Exceed \$100,000,000 and Authorizing the President & CEO, or Designee, to Execute and Deliver 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, Subject to Credit Approval from City National Bank and CN Financing, Inc., Terms and Conditions Acceptable to All Parties, Termination of the Existing \$25,000,000 Revolving Line of Credit Facility with CN Financing, Inc., Prepayment in Full and Termination of an Existing Loan with Citibank in an Amount Not to Exceed \$4,000,000, and the Undertaking of Various Other Actions in Connection Therewith

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Submit Rental Assistance Demonstration (“RAD”) Applications as Part of a Portfolio Award Application for Six Phases of the Jordan Downs Redevelopment Project to Reserve Authority for Up to Eighty-One (81) RAD Units with the U.S. Department of Housing and Urban Development (“HUD”) and to Certify an Agreement with HUD to Comply with All Requirements of the RAD Program

Contact: Geoffrey Moen, Director of Development

5. Proposed Resolution Approving the Housing Authority’s Covid-19 Mandatory Vaccination Policy and Authorizing the Development and Implementation of Procedures in Furtherance of Said Policy

Contact: Annie Markarian, Labor and Employee Relations Director

6. Appoint up to Three Commissioners to Serve as Negotiator(s) for the Board of Commissioners for Labor Negotiations with Unrepresented Employee (President and Chief Executive Officer)

Contact: Cielo Castro, Chairperson of the Board of Commissioners

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 Chairperson & the President and CEO to Approve the 2022 Agency Plan for Submission to the U.S. Department of Housing and Urban Development, Approving Revisions to the Section 8 Administrative Plan, and Approving the Public Housing Admissions and Continued Occupancy Policy Without Revisions Pursuant to 24 CFR Part 903

Contact: John King, Director of Community Engagement

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Four Contracts for As-Needed Graphic Design and Graphic Information Systems (GIS) Services Pursuant to Awards Under RFP HA-2021-113, Each for Up to a Five-Year Term and for an Initial Total Contracting Amount of \$225,000, and Further Authorizing the President and CEO, or Designee, to Award up to an Additional \$200,000, Among One or More of the Four Awardees

Contact: Jenny Scanlin, Chief Strategic Development Officer

3. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute Two Contracts for As-Needed Grant Writing and Grant Administration Services Pursuant to Awards Under RFP HA-2021-129, each for Up to a Five-Year Term and For an Initial Total Contracting Amount of \$1,200,000, and Further Authorizing the President and CEO, or Designee, to Award Up to an Additional \$900,000 Between the Awardees, for a Total Contracting Amount of \$2,100,000

Contact: Jenny Scanlin, Chief Strategic Development Officer

4. Proposed Resolution Authorizing the President and CEO, or Designee, to Execute an Amendment to MOU NP-2020-39 with People Assisting the Homeless (“PATH”) to Add \$306,818.75 in Funding, for a Total Contract Amount Not to Exceed \$525,975, to Provide Case Management and Housing Navigation Services to Residents of Certain Properties That Have Been Leased to HACLA by the State of California Department of Transportation

Contact: Tina Smith-Booth, Director of Asset Management

5. 2020 Audited Financial Statements and Federal Single Audit Reports

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. CLOSED SESSION

Public Employee Performance Evaluation Pursuant to Government Code § 54957 and Conference with Labor Negotiator(s) Pursuant to Government Code § 54957.6

Agency Designated Representative(s): The Individual(s) Appointed and Announced During Open Session
Employee Title/Unrepresented Employee: President and Chief Executive Officer

VIII. 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

IX. 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