



Board of Commissioners
SPECIAL MEETING

WEDNESDAY– MAY 31, 2023 AT 9:00 A.M.

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057
1ST FLOOR BOARD ROOM

Please be advised, the Board meetings scheduled for 5/31 will be conducted entirely in person due to technological issues HACLA is currently experiencing. Those who wish to participate in the meeting are asked to attend in person. Written public comments may still be submitted to the Board Secretary by email at tiffany.prescott@hacla.org. All comments received via email will be read into the record at the time the item is considered. We apologize for the inconvenience and appreciate your understanding.

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 Saturday, May 27, 2023 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 Robert Ramos, Daisy Aguirre-Albarran, and Jorge Jasinto as Employees of the Month

IV. PUBLIC COMMENT INSTRUCTIONS

Members of the public who wish to speak on any item are requested to complete a speaker card for each item they wish to address and present the completed card(s) to the Board Secretary. An opportunity for the public to address the Board will be provided at the time the item is considered. The Board will also provide an opportunity for the public to speak on any non-agendized public interest item during its General Public Comment period held prior to adjournment after all agendized items have been discussed.

WRITTEN PUBLIC COMMENTS may be submitted to the Board Secretary by email at Tiffany.Prescott@hacla.org. Although it is preferred for written comments to be submitted by Tuesday, May 30, 2023 at 12:00 P.M., we will accept written comments up to and during the meeting. Please make sure your email includes name, agenda item number, and address/organization for who 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.

Any person that does not adhere to the Public Comment Instructions provided herein will be dismissed from the meeting. 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 Public Comment Instructions and if possible, refrain from unnecessary interruptions or repetition in their comments.

V. PRESIDENT AND CEO ADMINISTRATIVE REPORT

1. Monthly Oral Report

VI. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Government Code §§ 54954.5 and 54956.9)

- a. *Ma Sevelina Ortiz Carillo v. Housing Authority of the City of Los Angeles*, Los Angeles Superior Court Case No. 21STCV29518.
- b. *Randall Willard Lewis, Sr., Micha Lewis, Qiiwan Cotton, Rushen Williams, Emily Ramona Jaime, Daniel Robert Hernandez v. Housing Authority of the City of Los Angeles, the City of Los Angeles, Douglas Guthrie, Sanford Riggs, Martin Perry, Robert Ayala*, Los Angeles Superior Court Case No. 19STCV28673.
- c. *Xavier Neal-Burgin v. Housing Authority of the City of Los Angeles*, Los Angeles Superior Court Case No. 23STCV06494; *Fuentes v. Housing*

Authority of the City of Los Angeles, United States District Court, C.D. California, Case No. 2:23-cv-03295-SPG-JPR; Cannady v. Housing Authority of the City of Los Angeles, Los Angeles Superior Court Case No. 23STCV10094; and Harris v. Housing Authority of the City of Los Angeles, Los Angeles Superior Court Case No. 23STCV09791.

2. In accordance with Government Code Section 54957(b) et seq., Board of Commissioners will meet in closed session to discuss a personnel matter.

VII. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution Authorizing the Submission of Multiple Applications to the California Department of Housing and Community Development Pursuant to the Homekey Program Notice of Funding Availability, Round 3 and Various Other Actions

Contact: Jenny Scanlin, Chief Strategic Development Officer

2. Proposed Resolution Approving Long-Term Ownership of Real Property at 7639 Van Nuys Boulevard; Terminating Existing Financing and Entering Into New Financing in the Amount of \$7,868,000 from the City of Los Angeles; and Dedicating Four (4) Additional Section 8 Project-Based Vouchers

Contact: Geoffrey Moen, Director of Development
Carlos VanNatter, Director of Section 8
Tina Smith-Booth, Director of Asset Management

3. Proposed Resolution Authorizing the Issuance and Delivery of Multiple Series of Multifamily Mortgage Revenue Notes by the Housing Authority of the City of Los Angeles as a Conduit Issuer of Tax-Exempt Note(s) in an Amount Not to Exceed \$36,717,500 and Taxable Note(s) in an Amount Not To Exceed \$14,500,000 to Provide Financing for the Acquisition, Rehabilitation, Construction and Equipping of Jordan Downs Phase S4, and Approving and Authorizing the Execution and Delivery of Related Documents

Contact: John Castanon, Capital and Debt Officer

4. Proposed Resolution Authorizing a Disposition and Development Agreement, Long-Term Ground Lease, and Various Other Agreements and Loans Totaling \$9,320,000 with Jordan Downs Phase S4, L.P. and Recordation of a RAD Use Agreement and Choice Neighborhoods Declaration of Restrictive Covenants in Furtherance of the Development of Jordan Downs Phase S4

Contact: Geoffrey Moen, Director of Development

5. Proposed Resolution of the Governing Body of Housing Authority of the City of Los Angeles Authorizing the President and Chief Executive Officer or His Designated Officer to Execute All Necessary Documents to Accept a Multifamily Finance Super Notice of Funding Availability Award for the Infill Infrastructure Grant Program for Jordan Downs Phase S6

Contact: Geoffrey Moen, Director of Development

6. Capital Improvements at Public Housing Sites Progress Update

Contact: Marisela Ocampo, Director of Housing 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 to 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 Execution of Contracts with Southwest Material Handling and Geforce Auto for As-Needed Utility Vehicle Repairs Pursuant to Awards Under RFP No. HA-2023-11 for a Combined Total Amount Not-to-Exceed \$700,000

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Authorizing the President and CEO, or Designee, to Approve Changes to MPP 201:1 Admission and Continued Occupancy Policy Regarding Over-Income Public Housing Residents

Contact: Marisela Ocampo, Director of Housing Services

3. Proposed Resolution Rescinding Chapter 108.D of HACLA’s Manual of Policy and Procedure: Discrimination Retaliation Policy

Contact: James Johnson, General Counsel

4. Proposed Resolution Authorizing the Purchase of One Year of Automobile Liability Insurance Coverage from the Housing Authority Insurance Group

Contact: Annie Markarian, Director of Labor and Employee Relations

5. Proposed Resolution Authorizing the Execution of a Contract with U.S. Bank, N.A., for Banking Services for a One-Year Contract with Four (4) One-Year Options to Extend, for a Total Amount Not-to-Exceed \$350,000 Pursuant to Award Under RFP No. HA-2023-5

Contact: Patricia Kataura, Director of Finance

6. Proposed Resolution Authorizing Adding a Third-Party Owner-Operator to the Standard Agreement Governing the Real Property Asset at 1654 W. Florence Avenue

Contact: Geoffrey Moen, Director of Development

7. Proposed Resolution Authorizing the Execution of a Contract with Overland, Pacific & Cutler, LLC for a Two-Year Term with One-Year Option to Extend, to Provide Housing Search Assistance to Voucher Holders for an Amount Not to Exceed \$2,102,000

Contact: Margarita Lares, Chief Programs Officer
Carlos VanNatter, Director of Section 8

8. Proposed Resolution Authorizing the Submission of Three Proposals to the Land and Water Conservation Fund for up to \$4,889,904 of Total Project Costs for Planned Park Spaces in Watts

Contact: Jenny Scanlin, Chief Strategic Development Officer

9. Vision Plan Year Five-Ten Roadmap: 1st Quarter 2023 Update & Data Visualization

Receive and 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.

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 Lucelia Hooper
Commissioner Delfino De La Cruz
Commissioner Ana Bryan
Commissioner Alexandra Suh
Commissioner Adam Demuyakor
Commissioner Wells Lawson