



Board of Commissioners
REGULAR MEETING

Thursday– February 8, 2024 AT 9:00 A.M.

2600 WILSHIRE BLVD, LOS ANGELES, CA 90057
1ST FLOOR BOARDROOM

Meeting also accessible at

<https://us06web.zoom.us/j/86721793349>

Meeting ID: 867 2179 3349

Everyone who joins this meeting via Zoom will have to select a language of choice from the meeting/webinar controls when prompted by doing as follows: (1) Select “Interpretation” or “Language Interpretation;” (2) Select “English” or “Spanish;” and (3) Select “Mute Original Audio.” You must select a language. Those who do not select a language will hear the meeting in both English and Spanish.

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 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 following the meeting.

AGENDA

I. ROLL CALL

II. POSTING OF THE AGENDA

Posting of the Agenda is intended to comply with the requirements of the Brown Act. The agenda was posted prior to 4:30 pm on Saturday, February 3, 2024, 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 Patricia Banuelos, Francisco Perez Loeza, and Silvia Young 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.

1. **VIDEOCONFERENCE PUBLIC COMMENTS** will be accepted from those who join the meeting via videoconference. To submit oral public comment, you will need to download the Zoom online meeting platform available at www.zoom.com or connect to the meeting in-browser.

- If using a web browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
- OR, if using a smart phone, download the ZOOM application onto your phone from the Apple Store or Google Play Store and enter the meeting ID.
- Zoom requests that you enter a first and last name, which will be visible online and will be used to notify you that it is your turn to speak.
- When the Board Chair calls for the item on which you wish to speak, click on "Raise Hand" (or dial *9 if using your phone for audio). Speakers will be notified shortly before they are called to speak by the Board Secretary. Mute all other audio before speaking, as using multiple devices can cause audio feedback.
- When called upon, unmute yourself using the screen controls (or dial *6 if using your phone for audio). Please limit your remarks to two minutes. After the comment has been given, the microphone for the speaker's Zoom profile will be muted.
- We ask that you only connect to the meeting using the App or In-Browser due to interpretation and language setting limitations.

ZOOM MEETING ID: 867 2179 3349

2. **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 Wednesday, February 7, 2024, at 12:00 P.M., we will accept written comments up to and during the meeting. Please make sure your email includes your 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.

Any person that does not adhere to the Public Comment Instructions provided herein may 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. BOARD BUSINESS ITEMS

A. Items for Discussion

1. Proposed Resolution Approving the City of Los Angeles' and the Housing Authority's Assessment of Fair Housing (AFH) Plan for Submission to the U.S. Department of Housing and Urban Development

Contact: Margarita Lares, Chief Programs Officer

2. Proposed Resolution Authorizing A Revolving Loan of Up to \$23,400,000 and Additional Funds for a Vacant Unit Credit for the Acquisition of 349 S. Lafayette Park Place

Contact: Geoffrey Moen, Director of Development

3. Proposed Resolution Authorizing the Use of Up to \$16,675,000 of Either Non-Federal Cash Reserves, or Revolving Loans from HACLA's Revolving Line of Credit, or Both, as Interim Financing for the Acquisitions of 3705 S. McLaughlin Avenue and 4818 N. Sepulveda Boulevard

Contact: Geoffrey Moen, Director of Development

4. Proposed Resolutions Authorizing Conditional Financial Commitments to Jordan Downs S5, LP in Connection with the Submittal of a Funding Application to the California Tax Credit Allocation Committee for Allocation of 9% Tax Credits and Authorizing a Predevelopment Loan for Off-Site Improvements
 - a. Proposed Resolution Authorizing Conditional Financial Commitments to Jordan Downs S5, LP in Connection with the Submittal of a Funding Application to the California Tax Credit Allocation Committee for Allocation of 9% Tax Credits
 - b. Proposed Resolution Authorizing a Predevelopment Loan of \$4,171,506 for Jordan Downs Phase S5 Off-Site Improvements

Contact: Geoffrey Moen, Director of Development

5. Proposed Resolution Authorizing the Issuance and Delivery of One or More Series of Multifamily Taxable Revenue Notes by the Housing Authority of the City of Los Angeles as a Conduit Issuer Not to Exceed \$30,000,000 in Notes (The "Private Activity Notes") for Valley Pride Village

Contact: Geoffrey Moen, Director of Development

6. Annual Grants and Funding Update (2023)

Contact: Jacob Toups, Innovation and Fund Development Manager

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 a Contract with Axiom Group for the Construction of Trash Enclosures at the Nickerson Gardens Public Housing Development for a Total Contract Amount Not-to-Exceed \$817,939, Pursuant to Award Under IFB HA2023-117-NF

Contact: Marisela Ocampo, Director of Housing Services

2. Proposed Resolution Approving HACLA's Section Eight Management Assessment Program (SEMAP) Certification for Fiscal Year Ending December 31, 2023

Contact: Carlos VanNatter, Director of Section 8

3. Proposed Resolution Authorizing the Dedication of Two Hundred Ninety-Four Section 8 Project-Based Vouchers to Five Permanent Supportive Housing Projects Pursuant to PBV NOFA No. HA-2023-116

Contact: Carlos VanNatter, Director of Section 8

4. Proposed Resolution Authorizing Contracts with Aria Commercial Cleaning Services and Premier Property Preservation, LLC, each to Provide Janitorial Services for Up to Five (5) Years, for a Combined Total Amount Not-to-Exceed \$3,879,074, Pursuant to Awards Under RFP No HA-2023-108-NF

Contact: Tina Smith-Booth, Director of Asset Management

5. Proposed Resolution Authorizing Contracts with Bell Properties Inc., CBRE Group, Inc. and Hyder Property Management Professionals to Provide Property Management Services for up to Five Years, for a Combined Total Contract Amount Not-to-Exceed \$5,950,000, Pursuant to Awards Under RFP No. HA-2023-120

Contact: Tina Smith-Booth, Director of Asset Management

6. Proposed Resolution Authorizing the Purchase of Public Officials and Employment Practices Liability Insurance from Ironshore Specialty Insurance Company, Allied World Surplus Lines Insurance, Indian Harbor Insurance and RSUI Indemnity Company and Purchase of Excess Workers Compensation Insurance from Star Insurance

Contact: Annie Markarian, Director of Labor & Employee Relations

7. Proposed Resolution Approving and Adopting the Housing Authority of the City of Los Angeles' Pay Schedules for Calendar Years 2024 and 2025

Contact: Annie Markarian, Director of Labor & Employment Relations

8. Proposed Resolution Authorizing Acceptance of \$11,992,563 in Award Funds from the National Institutes of Health, Community Partnerships to Advance Science for Society (ComPASS) for Watts Rising: A Vision for a Healthier Watts

Contact: Jenny Scanlin, Chief Strategic Development Officer
Katrina Kubicek, Strategic Initiatives Senior Project Manager

9. Proposed Resolution Authorizing Acceptance of \$6,967,923 from the United States Department of Transportation RAISE Program for RAISE Up Watts: Catalyzing Connectivity Through Active Transportation

Contact: Jenny Scanlin, Chief Strategic Development Officer
Katrina Kubicek, Strategic Initiatives Senior Project Manager

10. Proposed Resolution Delegating Authority to the President and CEO to Renew or Amend Board Approved Grant Agreements and to Enter or Amend Grant Agreements in Amounts Not Exceeding \$500,000, and Approving Certain Existing Grant Agreements

Contact: James Johnson, General Counsel

11. Proposed Resolution Authorizing the Write-Off of Uncollectible Accounts Receivables for Public Housing Rental Units and Non-Public Housing Rental Units

Contact: Patricia Kataura, Director of Finance

12. Build Hope Vision Plan Report: 4th 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.

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