



**Special Meeting of the Boards of Directors of
LA CIENEGA LOMOD, INC.**

THURSDAY – AUGUST 26, 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

Director Cielo Castro called the La Cienega LOMOD Special Meeting of the Board of Directors of La Cienega LOMOD to order on Thursday, August 26, 2021 at 11:17am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE:

PRESENT: Director Cielo Castro
Director Dan Tenenbaum

ABSENT: Director Delfino De La Cruz

ALSO PRESENT: Tina Smith-Booth, President

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.

III. PUBLIC COMMENT

****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 LA CIENEGA LOMOD BOD 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.

IV. BOARD BUSINESS ITEMS

1. Proposed Resolution Authorizing La Cienega LOMOD, Inc. on its Own Behalf, or in its Capacity as the Sole Member of a To-Be-Formed Single Purpose Entity, to Enter Into Rose Hill Courts II Housing Partners, L.P. as the Managing General Partner, and Authorizing and Approving the Execution by the President, or Her Designee, of the First Amended and Restated Limited Partnership Agreement and Related Documents and Agreements and the Undertaking of Various Actions in Connection Therewith

Purpose: Approve and adopt the Resolution authorizing the President of La Cienega LOMOD, Inc., a California nonprofit public benefit corporation ("La Cienega") on its own behalf or in its capacity as the sole member of a to-be-formed single purpose entity tentatively named LOMOD RHC II, LLC ("LOMOD/RHC II"), to enter into Rose Hill Courts II Housing Partners, L.P. as the Managing General Partner by executing a First Amended and Restated Limited Partnership Agreement ("Amended LPA") for the Rose Hill Courts Phase II Project (the "Project" or the "Development"). Inclusion of La Cienega or LOMOD/RHC II into the Partnership prior to making an application for the State of California's Housing and Community Development Department's July 2021 Round 4 Multifamily Housing Program ("MHP") Notice of Funding Availability ("NOFA") is needed in order to give a competitive advantage to the Partnership's application for funding in an amount up to \$20.0 Million.

Contact: Tina Smith-Booth, President

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

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

2. Proposed Resolution Authorizing La Cienega LOMOD, Inc., in its Capacity as Managing General Partner of Jordan Downs 1B, LP, to Execute a Revised Long-Term Ground Lease with HACLA, Revised Authority Loan Agreements and Other Related Documents for Jordan Downs Phase 1B, and to Undertake Various Actions in Connection Therewith

Purpose: Approve and adopt the Resolution authorizing the President, Secretary and/or Treasurer of La Cienega LOMOD, Inc., a California nonprofit public benefit corporation ("La Cienega"), in its capacity as managing general partner of Jordan Downs 18, LP ("Developer" or "Owner"), to execute a revised long term Ground Lease, Loan Agreements, and related documents with the Housing Authority of the City of Los Angeles ("HACLA") to facilitate the permanent conversion of Jordan Downs Phase 1B ("Project"), a 135-unit affordable residential development in the first phase of redevelopment of Jordan Downs.

Contact: Tina Smith-Booth, President

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

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), Motion Carried

V. ADJOURNMENT

Motioned: Director Dan Tenenbaum
Seconded: Director Cielo Castro

2 AYES, 0 NAYS, 1 ABSENT (De La Cruz), **Meeting Adjourned at 11:23am**