



***Board of Commissioners***  
SPECIAL MEETING  
**VIDEOCONFERENCE**

MONDAY– AUGUST 1, 2022

**ACTION MINUTES**

Commissioner Cielo Castro called the Board of Commissioners Special Meeting Videoconference to order on Monday, August 1, 2022 at 9:04am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

PRESENT: Commissioner Cielo Castro  
Commissioner Dan Tenenbaum  
Commissioner Delfino De La Cruz  
Commissioner Taelor Bakewell

ABSENT: Commissioner Lucelia Hooper  
Commissioner Ana Bryan

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 9:00am on Friday, July 29, 2022 in the front display case at 2600 Wilshire Boulevard, Los Angeles, CA 90057 and at [www.hacla.org](http://www.hacla.org).

III. PUBLIC COMMENT INSTRUCTIONS

***\*Please note special Videoconference Public Comment Instructions***

MEMBERS OF THE PUBLIC WHO WISH TO SPEAK ON ANY ITEM MAY PROVIDE COMMENTS VERBALLY DURING THE VIDEOCONFERENCE OR IN WRITING VIA EMAIL

1. **ORAL PUBLIC COMMENTS** WILL BE ACCEPTED DURING THE VIDEOCONFERENCE MEETING. 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.
- 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 Special Teleconference Public Comment Instructions and if possible, refrain from unnecessary interruptions or repetition in their comments.
- 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: 899 8293 1777**

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 Sunday, July 31, 2022 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.

#### IV. BOARD BUSINESS ITEMS FOR DISCUSSION

1. Proposed Resolution Authorizing the Housing Authority of the City of Los Angeles, Through its Instrumentality La Cienega LOMOD, Inc. ("LOMOD")

to Enter Into a Limited Partnership to Acquire a Real Property Asset with 669 Multi-Family Dwelling Units and Other Improvements Commonly Known as Baldwin Village Apartments; Lend Up to \$500,000 to the Partnership to Finance the Acquisition of the Property; Record a Regulatory Agreement and Declaration of Restrictive Covenants with the Partnership to Maintain Long-Term Affordability; and Execute Any and All Related Documents and to Undertake Various Actions in Connection Therewith

Purpose: To authorize the Housing Authority of the City of Los Angeles (“HACLA”), through its nonprofit instrumentality La Cienega LOMOD, Inc. (“LOMOD”) to enter into Avanath Baldwin Village, LP, a Delaware limited partnership (the “Partnership”) with Avanath Capital Management LLC or its affiliate (“Avanath”) to purchase an unrestricted property with 669 multifamily dwelling units and other improvements (the “Property”), and to authorize a loan from HACLA to the Partnership and a Regulatory Agreement and Declaration of Restrictive Covenants Running with the Land (“Regulatory Agreement”), in order to compel the Partnership to maintain the Property as affordable to low-income households for a period not to exceed fifty-five (55) years

Contact: Geoffrey Moen, Director of Development

Action: **APPROVED**

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 2 ABSENT (Hooper, Bryan), Motion Carried

## V. ADJOURNMENT

Motioned: Commissioner Dan Tenenbaum

Seconded: Commissioner Taelor Bakewell

4 AYES, 0 NAYS, 2 ABSENT (Hooper, Bryan), **Meeting adjourned at 9:22am.**