



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

**THURSDAY– MARCH 31, 2022**

Meeting accessible at <https://us06web.zoom.us/j/89747716051>

**ZOOM MEETING ID: 897 4771 6051**

**AGENDA**

Director Cielo Castro called the La Cienega LOMOD, Inc. Board of Directors Special Meeting to order on Thursday, March 31, 2022 at 1:05pm. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

**I. ATTENDANCE**

Present: Director Cielo Castro  
Director Dan Tenenbaum  
Director Delfino De La Cruz

Also Present: Tina Smith-Booth, President  
Douglas Guthrie, HACLA 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 4:30pm on Saturday, March 26, 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](http://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.

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2. **WRITTEN PUBLIC COMMENTS** MAY BE SUBMITTED TO THE BOARD SECRETARY BY EMAIL AT [TIFFANY.PRESCOTT@HACLA.ORG](mailto:TIFFANY.PRESCOTT@HACLA.ORG). Although it is preferred for written comments to be submitted by Wednesday, March 30, 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

1. Proposed Resolution Authorizing La Cienega LOMOD, Inc., to Enter Into the Jordan Downs 3 Limited Partnership as a Special Limited Partner, Authorizing and Approving the Execution of the Jordan Downs Phase H2A Project Ownership, Financing and Related Documents and Agreements by the President, or Their Designee, 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 (“LOMOD”), or their designee, to enter into the Jordan Downs Phase 3, LP, a California limited partnership (the “Partnership”) as a Special Limited Partner (“SLP”), authorizing and approving the execution by the President or their designee of the Jordan Downs Phase H2A project ownership, financing and related documents and agreements and the undertaking of various actions in connection therewith.

Contact: Tina Smith-Booth, President

Action: **APPROVED**

Motioned: Director Dan Tenenbaum

Seconded: Director Delfino De La Cruz

**3 AYES, 0 NAYS, 0 ABSENT, Motion Carried**

2. Proposed Resolution Authorizing La Cienega LOMOD, Inc., in its Capacity as the Managing General Partner of Jordan Downs Phase S4, LP, to Accept State of California, Department of Housing and Community Development Multifamily Housing Program Loan Funding in an Amount Not to Exceed \$17,000,000, and to Enter a Standard Agreement and Various Notes, Covenants, and Agreements in Connection Therewith, and Further Authorizing the President, Secretary, and Treasurer to Execute all Documents and Undertake All Actions Necessary to Effectuate These Purposes

Purpose: Approve and adopt this Resolution authorizing La Cienega LOMOD, Inc., a California nonprofit public benefit corporation (“La Cienega”), in its capacity as the Managing General Partner (“MGP”) of the Jordan Downs Phase S4, L.P., a California limited partnership (the “Partnership”), to accept State of California, Department of Housing and Community Development (“HCD”) Multifamily Housing Program (“MHP”) Loan Funding in an amount not to exceed \$17,000,000 (“MHP Loan”), and to enter a State of California Standard Agreement (“Standard Agreement”) and various documents in connection with the MHP Loan, including but not limited to, a promissory note, deed of trust and security agreement, regulatory agreement, development agreement, related amendments, and various other documents in connection therewith (collectively, the “MHP Loan Documents”), and authorizing the President, Secretary, and Treasurer to execute all documents and undertake all actions necessary to effectuate these purposes.

Contact: Tina Smith-Booth, President

Action: **APPROVED**

Motioned: Director Dan Tenenbaum

Seconded: Director Delfino De La Cruz

3 AYES, 0 NAYS, 0 ABSENT, **Motion Carried**

V. ADJOURNMENT

Motioned: Director Dan Tenenbaum

Seconded: Director Delfino De La Cruz

3 AYES, 0 NAYS, 0 ABSENT, **Meeting Adjourned at 1:15pm**