



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

THURSDAY – MARCH 25, 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

Commissioner Ben Besley called the Special Meeting of the Board of Directors of La Cienega LOMOD, Inc. to order on Thursday, March 25, 2021 at 11:57am. Executive Assistant, Tiffany Prescott, recorded the minutes of the meeting.

I. ATTENDANCE

Present: Director Ben Besley
Director Cielo Castro
Director Delfino De La Cruz

Also Present: Tina 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, March 19, 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, MARCH 24,**

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 MARCH 25, 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. ("Corporation") as the Sole Member of LOMOD RHC I, LLC, a Single Purpose Entity and Managing General Partner of Rose Hill Courts I Housing Partners, L.P., to Enter Into, Execute and Deliver All Required Agreements, Certificates and Documents, Including the Standard Agreement, Pursuant to a Loan From the State Department of Housing and Community Development's Affordable Housing and Sustainable Communities Program in Furtherance of the Redevelopment of Rose Hill Courts Phase I

Purpose: As required by the State Department of Housing and Community Development ("HCD"), approve and authorize a loan of Affordable Housing and Sustainable Community Program ("AHSC Program") funds from HCD to Rose Hill Courts I Housing Partners, L.P. (the "Partnership") and execution of an AHSC Standard Agreement prior to approval of the financial closing of the redevelopment of Rose Hill Courts Phase I. The executed Standard Agreement is required for HCD to issue a Disbursement Agreement and to ensure a timely closing for Phase I.

Contact: Tina Booth, President

Action: **APPROVED**

Motioned: Director Cielo Castro

Seconded: Director Delfino De La Cruz

3 AYES, 0 NAYS, 0 ABSENT, Motion Carried

2. Proposed Resolution Authorizing the Approval of an Exception to HACLA's and its Related Entities' Debt Management Policy (MPP 107.7), Specifically Section VII-Derivative Products, to Allow LOMOD RHC I LLC, Its Sole Member Being La Cienega LOMOD, Inc., an Instrumentality of HACLA, to Enter Into Swap and Other Pre-Closing Ancillary Financing Documents and Related Application, Documents and Agreements, as the Managing General Partner of Rose Hill Courts Phase I, L.P., in Order to Facilitate the Redevelopment of Rose Hill Courts

Purpose: Adopting the resolution (Attachment 1) will provide a one-time waiver of HACLA's Debt Management Policy, Section VII-Derivative Products and permit LOMOD RHC I, LLC ("LOMOD"), through its sole member and HACLA instrumentality, La Cienega LOMOD, Inc. ("La Cienega") to engage in furtherance of a forward starting interest rate swap (the "Swap"). The purpose of the Swap is to obtain comparatively low-cost financing and to remove interest rate risk for the redevelopment of Rose Hill Courts Phase I (the "Project"). By implementing the Swap, future interest rate risk protection is established immediately. The Swap would be executed just prior to bond closing and locks-in a fixed rate on the permanent financing, even though debt service to be paid on the permanent financing will not commence until 2.5 years into the future. The Swap is secured by the collateral of the Project and is non-recourse to LOMOD and La Cienega. LOMOD will need to engage in preliminary actions necessary to prepare the required swap-related documents, registrations and applications. Staff will return to the LOMOD Board in April or May 2021 with substantially final financing and other transaction documents for final approval.

Contact: Tina Booth, President

Action: **APPROVED**
Motioned: Director Delfino De La Cruz
Seconded: Director Cielo Castro

3 AYES, 0 NAYS, 0 ABSENT, Motion Carried

V. ADJOURNMENT

Motioned: Director Cielo Castro
Seconded: Director Delfino De La Cruz

3 AYES, 0 NAYS, 0 ABSENT, Meeting Adjourned at 12:05pm