



Statement of Proceedings for the Regular Meeting of the
Los Angeles County Affordable Housing Solutions Agency

The Metropolitan Water District of Southern California Headquarters, Board Room
700 N. Alameda Street, Los Angeles CA 90012

Friday, September 15, 2023

1:00 PM

AUDIO FOR THE ENTIRE MEETING. (23-3397)

Attachments: [AUDIO](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (23-2960)

Chair Holly J. Mitchell called the Los Angeles County Affordable Housing Solutions Agency (LACAHS A) meeting to order at 1:06 p.m.

She announced that the LACAHS A staff received a request from Board Member Victor A. Sanchez to teleconference pursuant to AB 2449's "Just Cause" for childcare and from Board Member Almas Sayeed to teleconference pursuant to AB 2449's "Just Cause" due to illness. Chair Holly J. Mitchell confirmed that because a quorum of board members was present in-person at the meeting, AB 2449 could be used.

Twila Kerr, Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted the roll.

The following Board Members were:

Present: 19 - Chair Holly J. Mitchell, Vice Chair Rex Richardson, Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger), Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez (Teleconferencing), Board Member Almas Sayeed (Teleconferencing), Board Member Emma Sharif, Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis), and Board Member Kome Ajise (non-voting member)

Absent: 2 - 2nd Vice Chair Miguel A. Santana and Board Member Nithya Raman

Chair Holly J. Mitchell acknowledged and extended apologies for scheduling the LACAHSAs meeting on the evening of Rosh Hashanah. Therefore, she announced that Item No. 7 would be taken after Item Nos. 3 and 4, the two scheduled presentations, to allow Board Member Mirisch, Chair of the Bylaws Ad-Hoc Committee, to give his report and return to observance of Rosh Hashanah.

Chair Holly J. Mitchell further made the following announcements:

- **The LACAHSAs .gov domain name was approved and is now active. Moving forward, all visitors of the LACAHSAs website would be redirected to the domain <https://lacahsa.gov>; and**
- **The LACAHSAs Code of Conduct, adopted at the August 2, 2023, LACAHSAs meeting, was posted at the entrance of the Metropolitan Water District’s Board Room, and linked on the agenda, and LACAHSAs website.**

2. Approval of the August 2, 2023, Meeting Minutes. (23-2961)

Opportunity was given to members of the public to address the LACAHS Board. There was no public comment on this item.

On motion of Vice Chair Rex Richardson, seconded by Board Member Jason Gibbs, the LACAHS Board approved the minutes of the meeting of August 2, 2023. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Holly J. Mitchell, Vice Chair Rex Richardson, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez (Teleconferencing), Board Member Almas Sayeed (Teleconferencing), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 2 - 2nd Vice Chair Miguel A. Santana and Board Member Nithya Raman

Attachments: [Supporting Document](#)
[Public Comment/Written Correspondence](#)

Chair Holly J. Mitchell reported that LACAHSAs enabling legislation stipulates that the LACAHSAs Board allocates a minimum of 30% of its revenue towards countywide tenant protections. Therefore, presentations scheduled for the meeting would focus on tenant protections and the role LACAHSAs could play in addressing gaps for the Countywide renters' support ecosystem.

Chair Holly J. Mitchell introduced and welcomed presenters, Deepika Sharma, Clinical Assistant Professor of Law, and Director of Housing Law and Policy with the University of Southern California's Gould School of Law, and, Manuel Ruiz and Dana Pratt, with the Los Angeles County Department of Business and Consumer Affairs' who would present on the Stay Housed L.A. Tenant Assistance Program.

II. PRESENTATIONS

3. Presentation on Tenant Protections and the Eviction Crisis Landscape.
 - Deepika Sharma, Clinical Assistant Professor of Law, and Director of Housing Law and Policy, University of Southern California's Gould School of Law (23-2966)

Professor Deepika Sharma introduced students, Elizabeth Howell-Egan, Tom Furlan Bogel, and Nnamdi Jogwe.

Professor Deepika Sharma made a presentation and responded to questions posed by the LACAHSAs Board.

Opportunity was given to members of the public to address the LACAHSAs Board for this item, under Item No. 4.

Attachments: [Supporting Document](#)
[Public Comment/Written Correspondence](#)

4. Presentation on the Stay Housed L.A. Tenant Assistance Program

- Los Angeles County Department of Consumer and Business Affairs

Dana Pratt, Deputy Director of Housing & Tenant Protections, and Manuel Ruiz, Chief of Public Policy with the Department of Consumer and Business Affairs made a presentation and responded to questions posed by the LACAHS Board.

Opportunity was given to members of the public to address the LACAHS Board on this item and on Item No. 3. Members of the public, Angelica Mendoza (Item No. 3), Siris Barrios (Item No. 3), Neyda Quintanilla (Item No. 3), Joe Donlin (Item No. 3), and Ronald Mohler (Item No. 3) addressed the LACAHS Board.

Attachments: [Supporting Document](#)
[Public Comment/Written Correspondence](#)

III. REPORTS

5. Report by the Interim CEO Recruitment/Hiring Ad-Hoc Committee. (23-2972)

Board Member Victor A. Sanchez, Chair of the LACAHS Interim CEO Recruitment/Hiring Ad-Hoc Committee (CEO Ad-Hoc Committee), gave the following verbal report:

- **The CEO Ad-Hoc Committee continues its work with United Way of Greater Los Angeles (UWGLA) on the Request for Proposal (RFP) for the CEO Search Firm;**
- **The CEO Search Firm RFP closes on September 22, 2023;**
- **To date, the UWGLA has received one completed application and has held Q&A engagements with four other firms that have expressed interest in the CEO Search Firm RFP;**
- **The CEO Ad-Hoc Committee will meet on September 20, 2023, before the RFP closes, to review and finalize the CEO Search Firm Scoring Rubric;**
- **The CEO Ad-Hoc Committee anticipates conducting interviews with potential CEO Search Firms in October 2023;**
- **The goal of the CEO Ad-Hoc Committee is to present a CEO Search Firm for consideration and approval to hire at the November 15, 2023, LACAHS Board meeting;**
- **Counsel is exploring the feasibility of having the LACAHS CEO's benefits package prepared by the County and/or entering into a Memorandum of Understanding with UGWL for the administration of the CEO's benefits package.**

- The CEO Ad-Hoc Committee is also working on the CEO Core Competencies with UWGLA and at the last CEO Ad-Hoc Committee meeting, UGWLA provided a draft list of CEO Core Competencies for the Committee Members' feedback. The goal of the CEO Ad-Hoc Committee is to have the CEO Core Competencies ready for the CEO Search Firms that are going to be considered for interviews; and

Board Member Sanchez indicated that Aditi Shakkwar, with UWGLA, was present and available to respond to questions by the LACAHS Board.

Chair Holly J. Mitchell questioned whether the list of CEO Core Competencies would come to the full LACAHS Board at a future LACAHS Board meeting, for review/input. Board Member Sanchez confirmed the list of CEO Core Competencies would come back to the LACAHS Board for review/input at a future LACAHS Board meeting.

Opportunity was given to members of the public to address the LACAHS Board. There was no public comment on this item.

After discussion, by common consent, there being no objection (Board Member Nithya Raman, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), and Second Vice Chair Miguel A. Santana being absent, the LACAHS Board received and filed this item.

Attachments: [Public Comment/Written Correspondence](#)

6. Receive and File Report by the Budget and Administrative Executive Ad-Hoc Committee. (23-2973)

Vice Chair Rex Richardson gave the following verbal report:

- The Budget and Administration Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) received an update on LACAHS's meeting location and learned that the Metropolitan Water District (MWD) has agreed to waive its rental fee for the MWD Board Room, moving forward. The LACAHS Board had explored other venues; however, the MWD Board Room was the best fit to hold the LACAHS meetings;
- The Executive Ad-Hoc Committee approved the Policy Consultant RFP process, with the plan to finalize the timeline in September 2023 and open an RFP for the LACAHS Policy Consultant;

- **Between September 2023 and October 2023, the Executive Ad-Hoc Committee will receive and evaluate the LCAHSA Policy Consultant RFP responses;**
- **In October 2023/November 2023, interviews and selection of the LCAHSA Policy Consultant will occur;**
- **At the November 15, 2023, LCAHSA meeting, the Executive Ad-Hoc Committee anticipates recommending, to the full LCAHSA Board, to hire a consultant and subsequently executing a contract;**
- **At the last Executive Ad-Hoc Committee meeting, they discussed pending state legislation - Assembly Bill (AB) 1607 and Assembly Bill (AB) 1679. The Executive Ad-Hoc Committee authorized the LCAHSA Chair to submit a letter of support for AB 1607, but not for AB 1679.**

Vice Chair Richardson responded to questions posed by the LCAHSA Board.

Opportunity was given to members of the public to address the LCAHSA Board. There was no public comment on this item.

After discussion, by common consent, there being no objection (Board Member Nithya Raman, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), and 2nd Vice Chair Miguel A. Santana being absent, the LCAHSA Board received and filed this item.

Attachments: [Public Comment/Written Correspondence](#)

IV. DISCUSSION

7. Discuss and Take Appropriate Action on the Proposed LACAHSAs Bylaws Introduced by the LACAHSAs By-Laws Ad-Hoc Committee.
(Continued from the meeting of August 2, 2023) (23-2676)

Chair Holly J. Mitchell indicated that due to the dialogue held among the LACAHSAs Board, presenters, and members of the public, during Item Nos. 3 and 4 of the agenda, the LACAHSAs Board meeting was past schedule. Therefore, Item No. 7 would be taken after Item No. 4. Chair Holly J. Mitchell further added that reordering the agenda would allow Board Member John A. Mirisch, Chair of the LACAHSAs Bylaws Ad-Hoc Committee, and Adrienne Patterson, Deputy County Counsel, to give their presentation on the LACAHSAs proposed bylaws and elicit feedback from the LACAHSAs Board on the proposed bylaws.

Board Member John A. Mirisch indicated Adrienne Patterson would give a PowerPoint presentation highlighting the LACAHSAs proposed bylaws and key proposed amendments. Board Member Mirisch also indicated the intent of the presentation would be to have dialogue specifically with the LACAHSAs leadership (Chair, Vice Chair and 2nd Vice Chair) on how to move forward with the composition of LACAHSAs standing subcommittees, an issue that the current LACAHSAs Bylaws Ad-Hoc Committee had not yet considered.

Adrienne Patterson indicated she would give her presentation and the LACAHSAs Board could consider reconvening discussion and adoption of the proposed bylaws at a future meeting. She proceeded with her presentation and responded to questions posed by the LACAHSAs Board.

Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn) questioned whether LACAHSAs alternate board members can nominate a Chair Pro Tem in the absence of the LACAHSAs leadership. Board Member Mirisch indicated the LACAHSAs Bylaws Ad-Hoc Committee would discuss and make a recommendation.

Chair Holly J. Mitchell expressed concern with the limitations for the LACAHSAs alternate board members specified under Chapters 4 and 6 of the proposed bylaws. She also expressed concern with the impact these limitations would pose for alternate board members and the infrastructure of LACAHSAs standing/ad-hoc subcommittees. Chair Holly J. Mitchell further recommended that the Bylaws Ad-Hoc Committee review and reconsider the limitations set forth for alternate board members, in the proposed LACAHSAs bylaws.

Opportunity was given to members of the public to address the LACAHS Board. There was no public comment on this item.

After discussion, by common consent, there being no objection (Board Member Nithya Raman, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), and 2nd Vice Chair Miguel A. Santana being absent, Chair Holly J. Mitchell continued this matter to the LACAHS meeting scheduled for November 15, 2023, at 5:00 p.m.

Attachments: [Supporting Document](#)
[Public Comment/Written Correspondence](#)

V. MISCELLANEOUS

Matters Not Posted

- 8.** Matters not on the posted agenda, to be placed on the agenda for action at a future meeting for matters that required immediate action because of an emergency situation or where the need to take action came to the attention of the Los Angeles County Affordable Housing Solutions Agency (LACAHS), subsequent to the posting of the LACAHS agenda. (23-2968)

Chair Holly J. Mitchell reminded board members that they can contact the LACAHS staff or her to request an item be agendaized at a future LACAHS meeting.

Alternate Board Member Anne K. Turner (representing Board Member Jed Leano) reported that the [Lincoln Institute of Land Policy](#) hosts the “Who Owns America: The Geospatial Mapping Technology That Could Help Cities Beat Predatory Investors at Their Own Game,” related to building affordable housing. Alternate Board Member Turner agreed to contact the Lincoln Institute of Land Policy, based Boston, MA, for a virtual presentation for the LACAHS Board, if the LACAHS Board is interested.

Board Member Jenna Hornstock reported that recently the [Turner Center for Housing Foundation, UC Berkeley](#) (Turner Center) hosted a webinar on [The Critical Role of Long-Term Operating Subsidies for Permanent Supportive Housing](#). Board Member Jenna Hornstock agreed to contact the Turner Center for a presentation, if the LACAHS Board is interested.

Attachments: [Public Comment/Written Correspondence](#)

Public Comment

9. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) on items of interest that are within the subject matter jurisdiction of LACAHSAs. (23-2970)

Opportunity was given to member of the public to address the LACAHSAs Board. There was no public comment on this item.

Attachments: [Public Comment/Written Correspondence](#)

Adjournment

10. Adjournment for the September 15, 2023, meeting of the Los Angeles County Affordable Housing Solutions Agency. (23-2969)

Board Member John A. Mirisch reported that today marks the beginning of the Jewish New Year, Rosh Hashana. He wished everyone a happy new 5784 year.

The LACAHSAs Board was adjourned at 3:32 p.m.