



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

<http://lacahsa.gov>

Wednesday, January 24, 2024

9:00 AM

I. ADMINISTRATIVE MATTERS

AUDIO FOR THE ENTIRE MEETING. (24-0590)

Attachments: [AUDIO](#)

1. Call to Order and Roll Call. (24-0289)

Chair Holly J. Mitchell called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:14 a.m. She announced that the LACAHS staff received a request from Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass) to teleconference pursuant to AB 2449's "Just Cause" for 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.

Rhonda Rangel, Assistant Division Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted the roll. The following Board Members were:

Present: Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jenna Hornstock, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (for Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis) and Board Member Kome Ajise (non-voting)

Absent: Board Member Zerita Jones, Board Member Nithya Raman and Board Member Almas Sayeed

2. Approval of the December 14, 2023, Meeting Minutes. (24-0290)

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

On motion of Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), seconded by Board Member Victor A. Sanchez, the LACAHS Board approved the minutes of the meeting of December 14, 2023.

Said motion was duly carried by the following vote:

Ayes: 16 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Janice Hahn, Board Member Jenna Hornstock, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (for Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Abstained: 2 - Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs) and Board Member Alan Greenlee

Excused: 3 - Board Member Zerita Jones, Board Member Nithya Raman, and Board Member Almas Sayeed

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

II. PRESENTATIONS

3. Presentation on the Need for Operating Subsidies for Permanent Supportive Housing:

- Carolina Reid, Associate Professor of City and Regional Planning at UC Berkeley and Faculty Research Advisor for Turner Center for Housing Innovation (24-0291)

Chair Holly J. Mitchell presented the item and indicated that today's policy presentations will focus on the intersections of housing and homelessness and will afford the LACAHSAs body the opportunity to explore how LACAHSAs future programs could complement and support the County region's efforts to prevent and address homelessness.

Chair Holly J. Mitchell welcomed and introduced Carolina Reid, Associate Professor of City and Regional Planning at UC Berkeley and Faculty Research Advisor for the Turner Center for Housing Innovation. Professor Reid specializes in housing and community development, with a specific focus on access to credit, housing and mortgage markets, urban poverty, and racial inequality. Today, Ms. Reid will present on her recently published report that discusses the need for operating subsidies for permanent supportive housing. Chair Holly J. Mitchell added that presentation was recommended by Board Member Jenna Hornstock.

Ms. Reid made a presentation and responded to questions posed by the LACAHSAs Board.

Chair Holly J. Mitchell indicated that opportunity will be given to members of the public to address the LACAHSAs Board under Item No. 4.

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

4. Presentation on How Houston Policy Environment Enables Abundant Housing and Successful Housing First Policies, in Contrast to California's Housing Policies.

- Ned Resnikoff, Policy Director, California YIMBY

(Continued from the meeting of June 28, 2023) (23-2257)

Chair Holly J. Mitchell introduced Ned Resnikoff, Policy Director at California YIMBY. She added that Mr. Resnikoff is a former policy reporter and editor. Prior to joining California YIMBY, he was policy manager for the Benioff Homelessness and Housing Initiative at the University of California, San Francisco.

Chair Holly J. Mitchel reported that Mr. Resnikoff was originally scheduled to present at the LACAHSAs June 28, 2023, meeting where he kindly agreed to come back at a future LACAHSAs Meeting given the time constraints at the June 28, 2023 meeting. Today, Mr. Resnikoff has graciously accommodated LACAHSAs with his presentation.

Mr. Resnikoff 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 on Item Nos. 3 and 4. Member of the Public Zeke Sandoval addressed the LACAHSAs Board on Item No. 4.

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

III. DISCUSSIONS

5. Discuss and accept the Report from the Budget and Administration Ad Hoc Committee regarding the need to secure 24-month bridge funding in an amount not to exceed \$10 Million to support program development (including staff funding) and critically build LACAHSAs's capacity to develop and deliver services, and take appropriate action as follows:
 - a. Find the proposed actions are exempt from the California Environmental Quality Act for the following reasons: The proposed actions are not projects pursuant to California Environmental Quality Act (CEQA) because these are activities that are excluded from the definition of a project by Section 15378 of the CEQA Guidelines. The proposed actions are administrative activities of LACAHSAs (a local governmental agency), which will not result in direct or indirect changes to the environment.
 - b. Approve, authorize and delegate authority to the Chair of the Board, with consultation support from the Budget and Administrative Executive Ad-Hoc Committee, to take appropriate action to identify funding opportunities through state or local legislative efforts in an amount not to exceed \$10 Million as more fully described in the attached Report from the Budget and Administrative Executive Ad Hoc Committee, including but not limited to the following actions:

- i. Draft, collect signatures for, and send multi-signature letters to State legislators who represent cities and unincorporated areas in Los Angeles County advocating for state legislation to secure 24-month bridge funding in an amount not to exceed \$10 Million to support program development (including staff funding) and critically build LACAHSAs capacity to develop and deliver services.
 - ii. Request assistance from the County of Los Angeles to provide assistance with state legislative advocacy for 24-month bridge funding of \$10 Million as described above.
- c. As authorized in the March 17, 2023 MOU by and among LACAHSAs, United Way, Inc. and the County of Los Angeles, and pursuant to Section 64720(h) of the Government Code, approve, authorize and delegate authority to the County of Los Angeles to review and assist with document drafting and related support of LACAHSAs efforts to identify and/or seek funding opportunities as herein set out above.
- d. No later than 90 calendar days from the date this Agenda Item is approved by the Board, the Chair of the Board shall report back to the Board in open session the status of these efforts as set out herein above. (24-0292)

Chair Holly J. Mitchell presented the item and reported that LACAHSAs, before taking appropriate action on the report by the LACAHSAs Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee), will hear a brief presentation by Isela Gracian, Senior Deputy of Homelessness and Housing, and Sara Harris, Deputy of Economic & Community Development, for the Los Angeles County Second Supervisorial District. Both, Ms. Gracian and Ms. Harris, have contributed to providing support to the Executive Ad-Hoc Committee.

Ms. Gracian and Ms. Harris made a presentation and responded to questions posed by the LACAHSAs Board.

Board Member Kome Ajise complimented LACAHSAs efforts to identify funding opportunities in the amount of \$10 million through state or local legislative efforts.

He reported that unfortunately Governor Newsom's 2024-24 State Budget Proposal contains several cuts to housing program, including a \$300 million cut to the Regional Early Action Planning Grants 2.0 (REAP 2.0). Consequently, the \$300 million cut to the REAP 2.0 Program will impact SCAGS' funding commitment of \$660,000 to the LACAHS Board.

After discussion, opportunity was given to Members of the Public to address the LACAHS Board. There was no public comment on this item.

Therefore, on motion of Board Member Emma Sharif, seconded by Board Member Victor A. Sanchez, the LACAHS Board approved this item. Said item was duly carried by the following vote:

Ayes: 18 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jenna Hornstock, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (for Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 3 - Board Member Zerita Jones, Board Member Nithya Raman and Board Member Almas Sayeed

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

IV. REPORTS

6. Receive and File Report by the Budget and Administrative Executive Ad-Hoc Committee. (24-0293)

Second Vice Chair Miguel A. Santana gave the following verbal report:

- **The Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee), also comprised of the Chairs of the other LACAHSAs Ad-Hoc Committees, met on January 11, 2024;**
- **At this meeting, the Executive Ad-Hoc Committee received an update on the LeSar Policy Consultant contract status and learned that the Office of County Counsel for the County of Los Angeles continues to work on finalizing the contract. The hope is to have the contract finalized within this quarter;**
- **The restructuring of the LACAHSAs Ad-Hoc Committees will not take place anytime soon, but most likely will happen when LACAHSAs reaches a more updated structure. The Executive Committee agreed that the work of the Bylaws Ad-Hoc Committee will be put on hold; however, should the bylaws need to be addressed and action needed, recommendations would be brought before the Executive Ad-Hoc Committee for action;**
- **The Executive Ad-Hoc Committee will continue to develop the LACAHSAs agendas and will contemplate a variety of work streams for the new year creating a long-term strategic plan for LACAHSAs that includes establishing a federal, local and state legislative agenda. The Executive Committee will also hone in on the best organizational structure for LACAHSAs, specifically one that aligns with LACAHSAs goals as the body moves forward pursuing additional fundraising beyond the state revenue so that bridge funding is in place for LACAHSAs to continue its work;**
- **The Executive Ad-Hoc Committee also received updates on the hiring of an Interim CEO for LACAHSAs and the Interim CEO Recruitment/Hiring Ad-Hoc Committees' efforts to determine whether the position should be permanent versus interim; and**
- **The Executive Ad-Hoc Committee also discussed organizing LACAHSAs to a point where the body is prepared to demonstrate to taxpayers the work LACAHSAs will do with forthcoming funding if the L.A. County Citizens' Initiative is passed by the voters.**

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

7. Receive and File Report by the Interim CEO Recruitment/Hiring Ad-Hoc Committee. (24-0294)

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

- **At the last LACAHSAs Board meeting held December 14, 2023, the LACAHSAs Board approved a recommendation by the CEO Ad-Hoc Committee to move forward with the preliminary selection of Kistner Eddy Executive Services Inc. (KEES) as the Interim/Permanent CEO search firm for the LACAHSAs CEO. The CEO Ad-Hoc Committee is in the final contracting stages with KEES and anticipates finalizing the contract by the end of the week;**
- **With regards to the job description for the LACAHSAs CEO, the CEO Ad-Hoc Committee will be reviewing core competencies for the position of the LACAHSAs interim/permanent CEO, with KEES at the next CEO Ad-Hoc Committee meeting, scheduled for February 2024;**

Chair Mitchell informed Board Member Victor A. Sanchez that Counsel indicated the KEES contract will not be finalized by the end of the week.

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

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

8. Receive and File a Report by the Bylaws Ad-Hoc Committee. (24-0295)

Board Member John A. Mirisch, Chair of the LACAHSAs Bylaws Ad-Hoc Committee (Bylaws Ad-Hoc Committee) indicated that the work of the Bylaws Ad-Hoc Committee is done and that the future decisions on the LACAHSAs Bylaws will be discussed by the Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) unless the Executive Ad-Hoc Committee defers any arising issues to the Bylaws Ad-Hoc Committee.

Chair Holly J. Mitchell reiterated that the existing LACAHSAs Ad-Hoc Committees will be kept active until LACAHSAs is ready to transition into permanent committees and at such time LACAHSAs will take action to cease the existing ad-hoc committees and set up permanent committees.

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

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

V. MISCELLANEOUS

Matters Not Posted

9. 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 (LACAHSAs), subsequent to the posting of the LACAHSAs agenda. (24-0296)

Board Member Victor A. Sanchez reported that Commission Services Staff will be sending out an availability poll to survey dates/times for the 2024 Interim CEO Recruitment/Hiring Ad-Hoc Committee (CEO Ad-Hoc Committee) Meetings. He encouraged Committee Members to complete the survey at the earliest opportunity to allow for the coordination of the CEO Ad-Hoc Committee Meetings in 2024.

Board Member Janice A. Hahn requested that LACAHSAs, in spirit of affordable housing, begin to explore the mobile home parks as a solution to affordable housing, and explore the feasibility of presentations on:

- 1. The Los Angeles County's Mobile Home Park Rent Stabilization Ordinance; and**
- 2. The Los Angeles County Fairplex Mobile Home Park Model.**

Board Member Jonathan Jager indicated that there are national organizations that work with mobile homeowners who are also renters in same parks and who assist these renters to collectively purchase the parks. He agreed to contact these organizations to collaborate on the forthcoming presentation to the LACAHS Board.

Board Member John A. Mirisch commented that LACAHS should explore the feasibility of the “land banking concept” that will enable LACAHS to acquire land and work with community land trusts, community housing trusts and with affordable housing developers.

Board Member Jorgel Chavez commented that LACAHS should also explore the “cost of living” in Los Angeles County as that seems to be a direct correlation between stagnant wages, the “cost of living” skyrocketing yielding homelessness.

Alternate Board Member Turner (for Board Member Jed Leano) requested that the LACAHS Board invite the Dr. George “Mac” McCarthy, President and CEO of the Lincoln Institute of Land Policy in Cambridge, Massachusetts, to present on the work that the University of Harvard is doing modeling affordable housing sites in Los Angeles County as well as on “Who Owns America,” a presentation on parcel ownership throughout the United States.

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

Public Comment

- 10.** Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency (LACAHS) on items of interest that are within the subject matter jurisdiction of LACAHS. (24-0297)

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

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

Adjournment

- 11.** Adjournment for the January 24, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-0298)

The LACAHS Board meeting was adjourned at 11:19 a.m.