



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://lakahsa.gov>

Wednesday, February 21, 2024

9:00 AM

I. ADMINISTRATIVE MATTERS

AUDIO FOR THE ENTIRE MEETING. (24-0798)

**Attachments:** [AUDIO](#)

1. Call to Order and Roll Call. (24-0637)

**Vice Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:13 a.m. He announced that the LACAHS staff received a request from Second Vice Chair Miguel A. Santana to teleconference pursuant to AB 2449's "Just Cause" for illness. Vice Chair Rex Richardson 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: 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez Board Member Almas Sayeed, Alternate Board Member Anne K. Turner (for Board Member Jed Leano), Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis) and Board Member Kome Ajise (non-voting member)

Absent: Board Member Kathryn Barger, Board Member John A. Mirisch, Board Member Nithya Raman, and Board Member Emma Sharif

2. Approval of the January 24, 2024, Meeting Minutes. (24-0638)

**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 Alan Greenlee, the LACAHS Board approved the minutes of the meeting of January 24, 2024.**

**Said motion was duly carried by the following vote:**

**Ayes:** 14 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell); Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Zerita Jones, Alternate Board Member Anne K. Turner (for Board Member Jed Leano), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Abstentions:** 1 - Board Member Jason Gibbs

**Absent:** 5 - Board Member Kathryn Barger, Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez and Board Member Emma Sharif

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

## **II. PRESENTATIONS**

3. Presentation: Overview of the Proposed Affordable Housing, Homelessness Solutions and Prevention Now Transactions and Use Tax Ballot Initiative.
  - Thomas Faughnan, Senior Assistant County Counsel, and Shirley R. Edwards, Deputy County Counsel, County of Los Angeles, Office of the County Counsel (24-0639)

**Vice Chair Rex Richardson presented the item and reported that at the previous LACAHS Board meeting held on December 14, 2023, the Our Future Los Angeles County Coalition shared their Citizens' Initiative Ballot Measure (Measure). Following a robust discussion at the December 14, 2023 meeting, it was noted that further discussion on the Measure was needed. For that reason, representatives from the Los Angeles County Office of the County Counsel were called upon to present on the Measure's potential implications and benefits to the LACAHS Board.**

**Shirley R. Edwards, Deputy County Counsel, County of Los Angeles Office of County Counsel, made a presentation and responded to the questions posed by the LACAHS Board. Mr. Thomas Faughnan, Senior Assistant County Counsel, County of Los Angeles Office of the County Counsel was also present and available to respond to questions by the LACAHS Board.**

**Vice Chair Rex Richardson complimented the presenters and thanked them for clarifying issues raised about the Measure, including the requirements built into the Measure. Vice Chair Rex Richardson also commented that he appreciated that the presentation was focused on the production and the delivery results, built into the Measure.**

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

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

4. Presentation by LeSar Holdings Inc. (LeSar) on LeSar's Scope of Work as LACAHSAs Policy Consultant. (24-0640)

**Vice Chair Rex Richardson presented the item and added that at the December 14, 2023 LACAHSAs meeting, the LACAHSAs Board approved LeSar Holdings (LeSar) to serve as LACAHSAs policy consultant. To date, the contract with LeSar has been fully executed and LACAHSAs has officially begun its engagement with LeSar.**

**Today's presentation by LeSar will focus on LeSar's scope of work as LACAHSAs policy consultant. The LeSar Team comes with significant expertise in housing and community development and will be a real asset to the LACAHSAs Board as decisions are made. Vice Chair Rex Richardson introduced Natalie Donlin-Zappella, Director of Partnerships & Climate Practice at LeSar.**

**Ms. Donlin-Zappella greeted and introduced herself to the LACAHSAs Board. She expressed enthusiasm and appreciation for being able to represent LeSar during this meeting. Ms. Donlin-Zappella explained that the LeSar Team is comprised of LeSar Holdings along with two LeSar affiliates, LeSar Development Consultants and Global Policy Leadership Academy. In addition, two partners on the LACAHSAs Project will include Sandra McNeill Consulting and CTY Housing, Inc.**

**Ms. Donlin-Zappella introduced the LeSar Project Team and affiliate partners and briefly shared their professional experience and roles each team member and affiliate partners will have on the LACAHSAs Project.**

**Ms. Donlin-Zappella explained that LeSar's scope of services as the policy consultant for LACAHSAs over the next 11 months will be dedicated to supporting LACAHSAs's startup phase which includes LACAHSAs formation needs, ongoing agency project management, and the LACAHSAs's learnings, operations and innovation.**

For LACAHSAs formational needs, LeSar will engage with the LACAHSAs Board to develop a written project plan with sample scenarios and recommendations on how LACAHSAs can be governed, operated and provide program support. The written project plan is expected to be completed and presented at a future LACAHSAs meeting in late Spring or early Summer.

In terms of the ongoing agency project management, LeSar will provide weekly ongoing support for both the LACAHSAs Board, LACAHSAs CEO, and all LACAHSAs Ad-Hoc Committees. The ongoing support will be between 12 and 15 hours weekly. This support will include dedicated support to LACAHSAs Executive Leadership, monthly meeting preparation, agenda building support, meeting follow-up, implementation and regular coordination with the LACAHSAs Project Manager.

For the Governing Board's learnings, operations and innovations, LeSar will develop a written plan and will research opportunities for LACAHSAs. By June 2024, LeSar anticipates having a project plan and/or RFP developed for board development and trainings. LeSar will also provide quarterly presentations on grant and funding opportunities for LACAHSAs agency needs and goals. These presentations are anticipated to be available by March, June, September and December of 2024.

Ms. Natalie Donlin-Zappella responded to questions posed by the LACAHSAs Board.

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

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

### III. DISCUSSIONS

5. Discussion and acceptance of a report from the Budget and Administrative Executive 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 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 LACAHSAs Chair or designee, with consultation support from the Budget and Administrative Executive Ad-Hoc Committee, to take appropriate action to identify funding opportunities through federal 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 Federal legislators who represent cities and unincorporated areas in Los Angeles County advocating for federal 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 federal 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 LACAHSAs Chair or designee shall report back to the Board in open session the status of these efforts as set out herein above. (24-0660)

Vice Chair Rex Richardson presented the item and reported that at a recent meeting of the LACAHSAs Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee), the concept of pursuing federal funding opportunities alongside LACAHSAs pursuit of state funding opportunities was discussed. He further added that the Executive Ad-Hoc Committee agreed that LACAHSAs should also request federal funding. Through the federal funding request, LACAHSAs looks forward to engaging with Los Angeles County as well as with the Los Angeles County Delegation of Federal Representatives to explore the feasibility of Federal approval for \$10 million.

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

After discussion, on motion of Alternate Board Member Isela Gracian (for Supervisor Holly J. Mitchell), seconded by Board Member Zerita Jones, the LACAHSAs Board approved Item No. 5. Said motion was duly carried by the following vote:

**Ayes:** 16 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ram3rez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez, Board Member Almas Sayeed, Alternate Board Member Anne K. Turner (for Board Member Jed Leano), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Kathryn Barger, Board Member John A. Mirisch, Board Member Nithya Raman, and Board Member Emma Sharif

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

6. Discussion and acceptance of the report from the LACAHSAs Chair on the need to support the preservation of funding for the Regional Early Action Planning Grants 2.0 program (REAP 2.0) currently proposed to be cut in the amount of \$300 Million in the January 10, 2024 Summary of the State 2024-2025 Budget:
- a. Approve, authorize and delegate authority to the LACAHSAs Chair or designee to draft, sign, collect signatures for and send multi-signature letters to State legislators and the Governor’s office to advocate against any state budget funding cuts to REAP 2.0. (24-0658)

**Vice Chair Rex Richardson indicated that this item is to request the Board’s approval to delegate authority to the LACAHSAs Chair to draft and sign advocacy letters for the preservation of the REAP 2.0 funding. He further explained that the LACAHSAs Chair will take the lead on advocating to preserve funding for REAP 2.0 that will in turn assist the LACAHSAs Board to build the capacity needed to be an effective agency and make a difference in housing.**

**Vice Chair Richardson announced that Board Member Kome Ajise will leave the Board Room and recuse himself from participating on this item due to his receipt of income from Southern California Association of Governments (SCAG).**

**Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell) added that the REAP 2.0 funding helps multiple jurisdictions and supports many of the cities in Los Angeles County in addition to the assistance it would provide to the LACAHSAs Board.**

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

**After discussion, on motion of Board Member Jorgel Chavez, seconded by Alternate Board Member Anne K. Turner (for Board Member Jed Leano), the LACAHSAs Board approved item No. 6. Said motion was duly carried by the following vote:**



**Ayes:** 16 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez Board Member Almas Sayeed, Alternate Board Member Anne K. Turner (for Board Member Jed Leano) and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Kathryn Barger, Board Member John A. Mirisch, Board Member Nithya Raman, and Board Member Emma Sharif

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

#### **IV. REPORTS**

7. Receive and File Report by the Budget and Administrative Executive Ad-Hoc Committee. (24-0642)

**Vice Chair Rex Richardson gave the following verbal report:**

- **LeSar Holdings Inc. (LeSar) will help the Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) plan the 2024 LACAHSAs Board’s agendas and will also help LACAHSAs build alignment around key policies and principles;**
- **LeSar will also support the Executive Ad-Hoc Committee in the development of recommendations on LACAHSAs’s interim operational structure which includes fiscal agency and interim staffing consultant needs;**
- **The LACAHSAs Chair along with Executive Ad-Hoc Committee are moving forward with the state budget request;**
- **In early March 2024, the LACAHSAs Chair anticipates presenting and sharing LACAHSAs’s milestones with the Los Angeles County Legislative Delegation when the Delegation is in Los Angeles for its retreat; and**

- **The LACAHSAs Chair will send a budget request to Assemblymember Tina McKinnor, Chair of the Los Angeles County Legislative Delegation; the supporting document of Agenda No. 7 on today's meeting has the draft proposed letter. The LACAHSAs letterhead is being finalized and the letter to Assemblymember Tina McKinnor is expected to be signed by the LACAHSAs Chair and sent within a week. A copy of the letter will be shared with the LACAHSAs Board.**

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

**After discussion, on motion of Alternate Board Member Anne K. Turner (for Board Member Jed Leano), seconded by Board Member Zerita Jones, the LACAHSAs Board receive and filed Vice Chair Rex Richardson's verbal report and approved the proposed letter to Assemblymember Tina McKinnor. Said motion was duly carried by the following vote:**

**Ayes:** 16 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez, Board Member Almas Sayeed, Alternate Board Member Anne K. Turner (for Board Member Jed Leano), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Kathryn Barger, Board Member John A. Mirisch, Board Member Nithya Raman and Board Member Emma Sharif

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

8. Receive and File Report by the Interim CEO Recruitment/Hiring Ad-Hoc Committee. (24-0644)

**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:**

- **LACAHSAs signed the contract with Kistner Eddy Executive Services Inc. (KEES) as the Interim/Permanent CEO search firm for the LACAHSAs CEO.**
- **The CEO Ad-Hoc Committee had its first meeting with KEES on February 14, 2024, where focus group settings were discussed. Today, Heather Eddy, President and CEO of KEES will be leading focus group meetings before and after today's LACAHSAs Board Meeting.**
- **LACAHSAs Board Members who are not participating in today's focus group meetings will have an opportunity to meet with KEES soon. Today is not the only opportunity the LACAHSAs Board will have.**
- **The CEO Ad-Hoc Committee has held discussions on developing the job description and compensation package for the interim/permanent CEO position and have also identified key stakeholders in this process.**

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

**After discussion, on motion of Board Member Jason Gibbs, seconded by Board Member Almas Sayeed, the LACAHSAs Board received and filed Board Member Victor A. Sanchez's verbal report. Said item was duly carried by the following vote:**

**Ayes:** 16 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez, Board Member Almas Sayeed, Alternate Board Member Anne K. Turner (for Board Member Jed Leano), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Kathryn Barger, Board Member John A. Mirisch, Board Member Nithya Raman, and Board Member Emma Sharif

**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. (24-0645)

**Supervisor Hahn indicated she had requested an item be placed on the LACAHSAs agenda relating to Mobile Home Parks and was concerned to learn that LACAHSAs had presentations scheduled for the remainder of 2024 and that her request for a presentation on Mobile Home Parks would not be possible until 2025.**

**Vice Chair Rex Richardson indicated that the Executive Ad-Hoc Committee could review the list of scheduled presentations, and if possible, could combine similar topics into one item to enable other presentations requested to be placed on the LACAHSAs agenda sooner.**

**Alternate Board Member Gracian (for Chair Holly J. Mitchell) agreed with Vice Chair Rex Richardson and indicated that the Executive Ad-Hoc Committee can review the list of scheduled presentations and explore the feasibility of regrouping presentations to allow for additional presentations on LACAHSAs agendas in 2024.**

**Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass) suggested that LeSar could help with reviewing and prioritizing the list of presentations. Board Member Jorge Chavez also recommended that the list of LACAHSAs presentations could be a topic of discussion at a future LACAHSAs retreat.**

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

**Public Comment**

- 10.** 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. (24-0651)

**Opportunity was given to members of the public to address the LACAHSAs Board. Member of the Public, Douglas Nolan, indicated his intent to address the LACAHSAs Board; however, when called up to address the LACAHSAs Board, Mr. Nolan was no longer present at meeting.**

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

**Adjournment**

- 11.** Adjournment for the February 21, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-0652)

**The LACAHSAs Board meeting was adjourned at 10:15 a.m.**