



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, July 17, 2024

9:00 AM

AUDIO FOR ENTIRE MEETING. (24-2776)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (24-2759)

Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:13 a.m.

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 Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis) and Board Member Kome Ajise (non-voting)

Absent: Board Member Kathryn Barger

2. Approval of the June 26, 2024 Meeting Minutes. (24-2762)

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 Member Ivan Sulic (for Board Member Janice Hahn), seconded by Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), the LACAHS Board approved the minutes of the meeting of June 26, 2024. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Nithya Raman, and Board Member Emma Sharif

Absent: 5 - Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Holly J. Mitchell and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

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

II. PRESENTATIONS

3. Presentation/Update on the Progress of the United to House LA Ballot Measure.
 - United to House LA Coalition (24-2772)

Chair Rex Richardson presented this item on United to House LA Initiative (ULA), and introduced Joe Donlin, Director of United to House LA, and Zerita Jones, UHLA Coalition Member and LACAHS Board Member. Joe Donlin and Zerita Jones 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. There was no public comment on this item.

Following the presentation and Q&A by the LACAHS Board, Chair Rex Richardson thanked the ULA presenters.

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

4. Presentation on Proposed LACAHS Board Meeting Topics and Timeline through December 2024.
- Natalie Donlin-Zappella, Director of Partnerships and Climate Practice, Global Policy Leadership Academy
 - Edwin Peart, Associate, LeSar Development Consultants (24-2770)

Chair Rex Richardson indicated that over the next six months, LACAHS Board will be hiring and onboarding new staff. Additionally, the LACAHS Board plans to engage the community and stakeholders in its decision-making process .

Chair Rex Richardson emphasized that it is crucial for the LACAHS Board to work together, think bigger, move faster, and focus on building countywide solutions.

He introduced the LeSar Team (LACAHS Board's policy consultants) who presented the LACAHS Board Meeting Topics and Timeline through December 2024.

Natalie Donlin-Zappella, Director of Partnerships and Climate Practice, Global Policy Leadership Academy, made a presentation and responded to questions posed by the LACAHS Board. Edwin Peart, Housing and Homelessness Curriculum Senior Specialist with Global Policy Leadership Academy, was also present at meeting.

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](#)

III. DISCUSSION

5. Discussion on the oral report from the Budget and Administrative Executive Ad-Hoc Committee on efforts to develop an Interim CEO benefits package, including next steps for identifying funding sources before finalizing salary and benefits package negotiations with any tentatively selected Interim CEO. (24-2760)

The following highlights are from Second Vice Chair Victor A. Sanchez's, Chair of the Interim CEO Recruitment/Hiring Ad-Hoc Committee (CEO Ad-Hoc Committee), oral report:

- **On July 18, 2024, the first five candidates for the Interim CEO position will be interviewed by the CEO Ad-Hoc Committee.**
- **The final top two candidates will be presented to the LACAHS Board at a LACAHS Special Closed Session meeting scheduled for July 25, 2024, at the Long Beach City Council Chambers.**

After discussion, on motion of Second Vice Chair Victor A. Sanchez, seconded by Board Member Zerita Jones, the LACAHS Board approved received and filed this item.

Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1 - Board Member Kathryn Barger

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

6. Discuss a request by the Genesis LA Economic Growth Corporation (dba "Genesis LA") to identify LACAHSAs as a potential partner on Genesis LA's Application to the Chan Zuckerberg Initiative Foundation's (the "Foundation") "Innovative Housing Finance Request for Applications ("CZI RFA")", provided the submission of said application does not obligate or commit LACAHSAs to enter into any agreements or to expend any funding and subject to the following:
- a. Find the proposed actions are not projects under the California Environmental Quality Act (CEQA) because these activities are excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines; provided, however, that to the extent any future projects are funded in whole or in part with LACAHSAs funds or under a LACAHSAs program, such future projects, before approval, will be evaluated under CEQA, if applicable.
 - b. Authorize Genesis LA to name LACAHSAs as a potential partner in the Genesis LA grant application submission to the CZI RFA, provided said submission does not obligate or commit LACAHSAs to future agreements or expenditure of funds, and does not misrepresent LACAHSAs or its relationship with Genesis LA.
 - c. Approve, authorize and delegate authority to the LACAHSAs Chair (and Chair designee) (i) to, within 45 days, bring back to the Board for consideration and approval, pursuant to Government Code section 64720 (q) & (s), a LACAHSAs affordable housing program (the "Program"), which may include consideration of a proposed use of an existing or the creation of a new regional property tax abatement preservation program in partnership with others, where allowed by applicable law; and, (ii) to, within 45 days, report back to the Board progress made in developing a scope of work for a partnership relationship with Genesis LA to fund, manage and/or operate the Program on behalf of LACAHSAs if Genesis LA were awarded grant funds as a result of its application submission to the CZI RFA.
 - d. Pursuant to Government Code section 64720(e) and (i), and conditioned upon Board approval of the Program and the award of CZI grant funds to Genesis LA under the CZI RFA, (i) approve, authorize and delegate authority to County Counsel ("LACAHSAs counsel") to negotiate, draft and finalize a written partnership agreement with Genesis LA, and (ii) approve, authorize and delegate authority to the LACAHSAs Chair to execute said partnership agreement, subject to review as to form by LACAHSAs counsel. (24-2788)

Chair Rex Richardson introduced the item and explained that this item is a motion allowing LACAHSAs to participate in a potential grant opportunity on Genesis LA's Application to the Chan Zuckerberg Initiative Foundation's Innovative Housing Finance Request for Applications (CZI RFA).

Chair Rex Richardson for the record and pursuant to Government Code Section 84308, reported that Board Members Janice Hahn and Jed Leano (both, not present at this proceeding), have received contribution(s) of more than \$250 within the past 12 months from Genesis LA, who is a party, participant, or agent of a party or participant in this proceeding.

Thomas Faughnan, Senior Assistant County Counsel, Los Angeles County Office of the County Counsel, further explained that this item authorizes LACAHSAs to participate in Genesis LA's Application to the Chan Zuckerberg Initiative Foundation's Innovative Housing Finance Request for Applications (CZI RFA). LACAHSAs will be part of the development of the CZI-RFA program, enter into any necessary agreements alongside Genesis LA; however, will bring back any decisions on grant expenditures to the full LACAHSAs Board, if grant funding is received.

Connor Lock, Deputy Mayor of Housing for the City of Long Beach, also addressed the LACAHSAs Board and responded to questions.

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 Chair Rex Richardson, seconded by Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), this item was approved. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1 - Board Member Kathryn Barger

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

7. Discuss whether to accept a grant and enter into a grant agreement with the Southern California Association of Governments (“SCAG”) under the State of California Regional Early Action Planning Grant (REAP 2.0) program subject to the following:
 - a. Find the proposed actions are not projects under the California Environmental Quality Act (CEQA) because these activities are excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines; provided, however, that to the extent any future projects are funded in whole or in part with LACAHSAs funds or under a LACAHSAs program, such future projects, before approval, will be evaluated under CEQA, if applicable.
 - b. Pursuant to Government Code section 64720(e) and (i), (i) approve, authorize and delegate authority to County Counsel (“LACAHSAs counsel”) to negotiate, draft and finalize a written grant agreement with SCAG under the REAP 2.0 Program, and (ii) approve, authorize and delegate authority to the LACAHSAs Chair to execute said grant agreement, subject to review as to form by LACAHSAs counsel. (24-2789)

Chair Rex Richardson presented the item and explained that in early 2024, LACAHSAs pursued a REAP 2.0 grant from the Southern California Association of Governments (SCAG). Through this REAP 2.0 grant, LACAHSAs was to be awarded approximately \$610,000. He thanked SCAG for this funding opportunity and for believing in LACAHSAs’s mission.

Board Member Kome Ajise recused himself from participation in this item pursuant to Government Code 1090 due to income received for his position in SCAG as Executive Director.

Board Member John A. Mirisch questioned if LACAHSAs Board Members would need to disclose receiving honorariums (stipends/reimbursements) from SCAG for attending SCAG meetings/SCAG Ad-Hoc Committee meetings. Thomas Faughnan, Senior Assistant County Counsel, Los Angeles County Office of the County Counsel, advised it would be preferable and the best practice for LACAHSAs Board Members who participate in SCAG meetings and receive reimbursements or stipends, to disclose receiving so, for the record. Disclosure would allow transparency to members of the public of any LACAHSAs Board Members’ affiliations to SCAG.

LACAHS Board Members John A. Mirisch, Nithya Raman and Alternate Board Member Doug Mensman (for Board Member Paul Krekorian) disclosed participation in SCAG meetings/SCAG Subcommittee Meetings and having received stipends/reimbursements from SCAG. Second Vice Chair Victor A. Sanchez also disclosed he serves as an alternate for the City of Bellflower; however, has yet to attend SCAG meetings.

In addition, Chair Rex Richardson, requested Counsel to prepare a memo to the LACAHS Board with a legal opinion and guidance related to the receipt of stipends/reimbursements received by LACAHS Board Members, from SCAG.

Alternate Board Member Lourdes Castro Ramirez suggested that a “thank you” letter be sent to the Governor and SCAG for the grant awarded to LACAHS.

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

After discussion, on motion of Board Member Holly J. Mitchell, seconded by Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), the LACAHS Board approved this item and took the following additional actions:

- 1. Requested LACAHS Counsel to prepare a memo to the LACAHS Board with a legal opinion and guidance related to the receipt of stipends/reimbursements received by LACAHS Board Members, from SCAG; and**
- 2. Approved to write a “thank you” letter to be sent to the Governor and SCAG for the grant awarded to LACAHS.**

Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1 - Board Member Kathryn Barger

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

IV. ACTION

8. Discuss and take appropriate action on the proposed LACAHS Board Meeting Topics and Timeline through December 2024. (24-2761)

Chair Rex Richardson indicated that the LACAHS Board discussed this item along with Item No. 4 of this meeting, which was a presentation by LeSar, LACAHS's policy consultant.

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

On motion of 2nd Vice Chair Miguel A. Santana, seconded by Board Member Emma Sharif, the LACAHS Board approved the proposed LACAHS Board Meeting Topics and Timeline through December 2024. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1 - Board Member Kathryn Barger

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

V. REPORTS

9. Receive and file the Budget and Administrative Executive Ad-Hoc Committee's Oral Report. (24-2763)

The following highlights are from Vice Chair Miguel A. Santana's oral report:

- **Application for state legislative funding for a 24-month bridge funding of \$20 million from the first Trailer Bill was denied but LACAHSAs will continue to look for alternate ways to raise funds; and**
- **At the next LACAHSAs Board meeting, the Board will have a presentation by Kate Hartley, Director of the Bay Area Housing Finance Authority.**

On motion of Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), seconded by Second Vice Chair Victor A. Sanchez, the LACAHSAs Board received and filed this item. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, 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 Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1 - Board Member Kathryn Barger

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

10. Receive and File Interim CEO Recruitment/Hiring Ad-Hoc Committee's Oral Report. (24-2771)

The following highlights are from Board Member Victor A. Sanchez's, Chair of the Interim CEO Recruitment/Hiring Ad Hoc Committee, (CEO Ad-Hoc Committee), oral report:

- **Round One Interview Session will be conducted by CEO Ad-Hoc Committee on July 18, 2024.**
- **The LACAHS Board will participate in a Special Closed Session meeting for a Round Two Interview Session scheduled to take place on July 25, 2024, at the Long Beach City Chambers.**

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

By common consent there being no objection, (Board Member Kathryn Barger being absent), this item was received and filed.

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

VI. MISCELLANEOUS

Matters Not Posted

11. 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. (24-2765)

There were none.

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

Public Comment

12. 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. (24-2767)

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](#)

Adjournment

13. Adjournment of the July 17, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-2766)

Chair Rex Richardson thanked everyone for joining today's meeting and indicated that the next LACAHSAs Board meeting will take place on Thursday, August 8, 2024, at 9:00 a.m. at the Metropolitan Water District.

Chair Rex Richardson further reminded the LACAHSAs Board Members that a special closed session meeting is set for July 25, 2024 at 8:00 a.m. in the Long Beach City Chambers.

The LACAHSAs Board Meeting was adjourned at 10:37 a.m.