



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

The Metropolitan Water District of Southern California Headquarter Boardroom
700 N. Alameda Street, Los Angeles, CA 90012

<http://lakahsa.gov>

Thursday, August 8, 2024

9:00 AM

AUDIO FOR THE ENTIRE MEETING. (24-3313)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (24-3216)

2nd Vice Chair Victor A. Sanchez called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:10 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: Alternate Board Member Megan Kerr (for Chair Rex Richardson), Second Vice Chair Victor A. Sanchez, 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, (Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), 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: 1st Vice Chair Miguel A. Santana and Board Member Natalie Knott

2. Approval of the July 17, 2024, Regular Meeting Minutes & the July 25, 2024, Special Meeting Minutes. (24-3217)

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 Lourdes Castro Ramírez (for Board Member Karen Bass), seconded by Alternate Member Chelsea Byers (for Board member Lindsey P. Horvath), the LACAHS Board approved the minutes of the regular meeting of 7/17/2024 and minutes of the special meeting of 7/25/2024. Said motion was duly carried by the following vote:

Ayes: 16 - Alternate Board Member Megan Kerr (for Chair Rex Richardson, Second Vice Chair Victor A. Sanchez, 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 Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), 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: 4 - 1st Vice Chair Miguel A. Santana, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Natalie Knott and Board Member Jed Leano

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

II. ACTION ITEMS

3. Discuss and Take Appropriate Action on the Establishment of New LACAHSAs Ad-Hoc Committees as identified or suggested in the supporting documentation, and the disbandment of the Bylaws Ad-Hoc Committee. (24-3218)

Second Vice Chair Victor A. Sanchez introduced the item and explained that item is seeking the LACAHSAs Board’s action to approve the scope and deliverables of the new LACAHSAs Ad-Hoc Committees identified in the attached supporting document for this item. The general framing for these Ad-Hoc Committees was brought to the LACAHSAs Board at its last meeting and today’s report sets forth deliverables and next steps. These Ad-Hoc Committees will help provide critical leadership and capacity to continue developing LACAHSAs’s policies and strategic framework in the coming months.

Connor Lock, Deputy Mayor of Housing for the City of Long Beach, responded to questions posed by the LACAHSAs Board and assisted with leading the discussion for this item. He reported that the following five new Ad-Hoc Committees detailed in the supporting document will help develop LACAHSAs’s multi-year funding plan:

1. Human Capital Ad-Hoc Committee
2. Production, Preservation, and Homeownership Ad-Hoc Committee
3. Tenant Protections and Support Ad-Hoc Committee
4. Local City Coordination and Capacity Building Ad-Hoc Committee
5. Legislative Advocacy and Communications Ad-Hoc Committee

While Board Members are encouraged to join the Ad-Hoc Committees, Board Members are not required join.

These five new Ad-Hoc Committees and their structure will sunset or be reevaluated in June 2025 and will have a target goal to deliver recommendations in early January 2025. In addition, should the Ad-Hoc Committees decide to seek public collaboration in Ad-Hoc convenings, the Chair would then seek guidance from the LACAHSAs Counsel to explore this option.

Mr. Lock concluded his report by reiterating the recommendation that the Bylaws Ad-Hoc Committee has concluded its work and will be officially disbanded. He further added that the following Section 3.c under “Tenant Protections and Support Ad Hoc Committee,” along with any other reference indicating that one Ad-Hoc Committee’s recommendation could be sent to another Ad-Hoc Committee will be deleted from the supporting document for this item, to eliminate quorum concerns and reduce the likelihood of potential “serial meetings”:

DELETED SECTION:

- 3. Tenant Protection and Support Ad-Hoc Committee**
 - . . .c. Recommendations to go to the Local City Coordination and Capacity Building Ad Hoc Committee for discussion and comments, then to the Executive and Administrative Ad Hoc Committee for placement on Board Agendas.**

Board Member Lourdes Castro Ramírez (for Board Member Karen Bass) added that she sits on the Los Angeles County Leadership Table for Homeless Alignment (Leadership Table) that supports the Los Angeles County Executive Committee for Regional Homeless Alignment and suggested that the proposed LACAHSAs Ad-Hoc Committees coordinate efforts with the four established County of Los Angeles Ad-Hoc Committees of the Leadership Table.

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 Holly J. Mitchell, seconded by Alternate Member Ivan Sulic (for Board Member Janice Hahn), this item was approved. Said motion was duly carried by the following vote:

Ayes: 16 - Alternate Board Member Megan Kerr (for Chair Rex Richardson, Second Vice Chair Victor A. Sanchez, 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 Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), 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: 4 - 1st Vice Chair Miguel A. Santana, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Natalie Knott and Board Member Jed Leano

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

4. Approve, authorize, and delegate authority to the LCAHSA Chair (and Chair Designee) (i) to send a letter to representatives of the County of Los Angeles requesting a loan in an amount not to exceed \$6 million for capacity-building and related activities, and (ii) to accept and receive any such loan amount after full execution of a County funding agreement, subject to review as to form by respective counsels. (24-3221)

Second Vice Chair Victor A. Sanchez presented the item and introduced Connor Lock, Deputy Mayor of Housing for the city Long Beach, who provided details related to the loan.

Mr. Lock reported that the draft letter from the LCAHSA Board to the Los Angeles County Board of Supervisors (BOS) attached to this item as a supporting document is a request to the BOS for a loan in the amount of up to \$6 million. This loan would be used by the LCAHSA Board to pursue all capacity building activities until the anticipated receipt of funds from the potential ballot Measure A. The loan would also enable the LCAHSA Board to accelerate its operations and to hire the necessary staff to administer LCAHSA's desired programs.

Board Member Holly J. Mitchell expressed her support of approval of this loan request and added that she has seen firsthand how the County has provided similar support: the Clean Power Alliance received a loan from the County Board of Supervisors and is successfully paying back the loan.

Alternate Board Member Urbina (for Board Member Hilda L. Solis) questioned how the loan would be repaid, including repayment with Measure A funds. Mr. Lock directed the question to LCAHSA counsel. Deputy County Counsel Shirley R. Edwards, serving as LCAHSA counsel, explained that the repayment of the loan will be determined by the loan agreement terms, and at this time it is premature to determine repayment terms.

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

After discussion, on motion of Board Member Holly J. Mitchell, seconded by Board Member Emma Sharif, the LACAHS Board approved this item. Said motion was duly carried by the following vote:

Ayes: 17 - Alternate Board Member Megan Kerr (for Chair Rex Richardson, Second Vice Chair Victor A. Sanchez, 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, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), 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)

Abstentions: 1 - Board Member Lindsey P. Horvath

Absent: 2 - 1st Vice Chair Miguel A. Santana, and Board Member Natalie Knott

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

III. PRESENTATIONS

5. Presentation by the Bay Area Housing Finance Agency (BAHFA) on Regionalism and Resources for 9 Counties.

- Kate Hartley, Section Director, BAHFA (24-3222)

Second Vice Chair Victor A. Sanchez introduced the item and explained that this presentation by the Bay Area Housing Finance Agency (BAHFA) was continued from the April 11, 2024, LACAHS Board meeting. He welcomed and thanked the presenter Kate Hartley, Section Director of the Bay Area Housing Finance Authority (BAHFA) for her flexibility returning to this meeting to share her presentation with the LACAHS Board.

Kate Hartley, Section Director of the Bay Area Housing Finance Authority (BAHFA) made a presentation and responded to questions posed by the LACAHS Board.

Second Vice Chair Victor A. Sanchez thanked Kate Hartley the presentation and instructed Commission Services Staff share Kate Hartley's contact information for additional questions, the LACAHS Board Member may have.

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](#)

6. Presentation for LACAHSAs Emerging Policy Framework to Coordinate and Scale Preservation of Affordable Housing in the Los Angeles Region
- Natalie Donlin-Zappella, Director of Partnerships and Climate Practice, Global Policy Leadership Academy
 - Edwin Peart, Senior Associate, Global Policy Leadership Academy

Second Vice Chair Victor A. Sanchez presented the item and added that in anticipation of LACAHSAs potential funding streams, it needs to develop a preliminary policy platform that establishes LACAHSAs key goals and prepares the agency to receive and strategically deploy funding at scale.

This platform may build on, but is not limited to, the following emerging policy framework LACAHSAs is working to develop, and will focus on how LACAHSAs should approach preservation of affordable housing:

- 1. the lessons learned and recommendations from expert policy presenters at previous LACAHSAs monthly meetings held in June 2023 through July 2024;**
- 2. the initial set of guiding questions the Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) developed and presented in April 2024 to the LACAHSAs Board, questions that yielded additional feedback from the full LACAHSAs Board to help develop the LACAHSAs initial policy platform;**
- 3. the presentation at the May 2024 LACAHSAs meeting on Production, Preservation, and Protections' (3 Ps') short- and long-term priorities, given by LACAHSAs Housing Expert Board Members; and**
- 4. the LACAHSAs discussion on the 3 Ps held at the May 2024 LACAHSAs meeting.**

Edwin Peart, Senior Associate, Global Policy Leadership Academy, and Natalie Donlin-Zappella, Director of Partnerships and Climate Practice, Global Policy Leadership Academy, made a presentation and responded to questions posed by the LACAHSAs Board.

Before discussion and a Q&A Session, opportunity was given to members of the public to address the LACAHSAs Board. Member of the Public, Nasir Abunis, who attended the meeting "in-person," addressed the LACAHSAs Board. Jessica Melendez and Matthew Vu, who participated "virtually" also addressed the LACAHSAs Board.

During discussion and a Q&A Session, the LACAHS Board considered the following questions posed Second Vice Chair Victor A. Sanchez:

- 1. How should LACAHS balance its preservation investments across different types of affordable housing – subsidized (e.g., expiring covenants) and unsubsidized?**
- 2. How can LACAHS assist localities with preservation?**

Board Member John A. Mirisch recommended that LACAHS encourage covenants that do not expire. He cited the City of Long Beach’s success and leading the way with perpetual covenants. He also indicated he favors Land Trusts, Land Banking, Tenant Opportunity to Purchase Assistance (TOPA) and Community Opportunity to Purchase Act (COPA) provisions and believes TOPA and COPA are a good way to increase the base of home ownership and to protect and preserve housing.

Alternate Board Member Ardy Kassakhian (for Board Member Jed Leano) shared that Federal Section 8 rules currently do not allow vouchers to be transferrable to a relative or caregiver. For example, many young adults who live and take care of their relatives who receive Section 8 benefits, oftentimes become homeless when benefits cease upon the relatives’ deaths. Therefore, he suggested that LACAHS could advocate for legislative changes to Section 8 policies that are more flexible and increase the likelihood for these relative and caretakers to receive benefits in such instances.

Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass) suggested having data available by city so that cities have a better understanding of the impact homelessness and preservation have within their community. In addition, housing experts should collaborate to define “Preservation” by developing a communication strategy for public awareness as well as awareness and a knowledge base for Mayors, City Council Members, and local leaders.

Board Member Holly J. Mitchell suggested exploring the feasibility of holding a LACAHS convening with small cities to share each other’s data on homelessness and preservation, and to have “real conversations” with the leaders of these smaller jurisdictions so that they do not feel a sense of isolation in dealing with homelessness and preservation issues. She foresees the convening being a roundtable where all cities can elevate new concepts and ideas, with a facilitator to leading the discussion. Board Member Zerita Jones and Alternate Board Member Megan Kerr (for Chair Rex Richardson) agreed that such a convening should be explored.

Board Member Jed Leano shared the difficulties smaller cities face in dealing with preservation. He explained the main hurdles small cities experience is the absence of tax credits. Natalie Donlin-Zappella added that the smaller properties, even if they were to go through the application process for tax incentives, would most likely not qualify because these properties are not competitive enough.

Alternate Board Member Doug Mensman (for Board Member Paul Krekorian) shared what he believes are two major problems when dealing with preservation. One, is physically preserving the housing stock; and another is preserving the affordability units. He explained that often when old units become vacant, it is easy for developers to offer competitive prices for these properties, thereby reducing the housing stock and increasing the affordability of the units when renovated.

Natalie Donlin-Zappella reported that preservation has been successful though the LA County Pilot Community Land Trust (CLT) Program that was initiated with approximately \$14 million. The LA County through its working relationship and partnership with the CLT, has been able identify mission aligned “mom and pop” owners that want to donate their properties to the CLT to protect their affordability. Scaling up a CLT Program countywide could be a huge solution for homelessness.

Second Vice Chair Victor A. Sanchez announced LACAHSAs has filed an application to the Chan Zuckerberg Foundation for funding that LACAHSAs can use to create a Welfare Tax Exemption Pilot Program.

Board Member Jonathon Jager asked if LeSar could provide a comparison chart of the BAHFAs Welfare Tax Exemption Preservation Program, and the Property Tax Abatement Program mentioned in this item’s presentation. Board Member Jonathan Jager would like to consider the “pros” and “cons” of each Program and decide which is best suited for LACAHSAs. Natalie Donlin-Zappella indicated LeSar could help with this request.

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

IV. REPORTS

7. Receive and file the Budget and Administrative Executive Ad-Hoc Committee's Oral Report. (24-3224)
- **The following highlights are from Second Vice Chair Victor A. Sanchez's oral report:**
 - **The Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) convened on June 14, 2024, to follow-up on the LCAHSA Board discussion from its May 29, 2024, meeting, which featured a presentation by the LCAHSA's Housing Experts and Board Members, Alan Greenlee, Zerita Jones, Almas Sayeed, and Jonathan Jager.**
 - **Since the presentation on May 29th, the LCAHSA Housing Experts/Board Members produced a document with additional feedback for the LCAHSA Board, and the LCAHSA Board is encouraged to reference this document as they continue their Ad-Hoc Committee work on recommendations for specific policies and proposals for LCAHSA.**
 - **The Executive Ad-Hoc Committee has also discussed strategies for integrating outstanding presentation requests from LCAHSA Board Members into its future Board meetings. Moving forward, it is recommended that one external presentation take place at every LCAHSA Board meeting.**

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

On motion of Board Member Jed Leano, seconded by Board Member Jonathan Jager, the LACAHS Board received and filed this item. Said motion was duly carried by the following vote:

Ayes: 15 - Alternate Board Member Megan Kerr (for Chair Rex Richardson), Second Vice Chair Victor A. Sanchez, 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, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Jed Leano, Board Member Holly J. Mitchell, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - 1st Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers Board Member Lindsey P. Horvath), Board Member Natalie Knott, Board Member John A. Mirisch and Board Member Nithya Raman

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

8. Receive and File Interim CEO Recruitment/Hiring Ad-Hoc Committee's Oral Report. (24-3225)

The following highlights are from Second Vice Chair Victor A. Sanchez's oral report:

- **For the benefit of LACAHS Board Members who did not participate in the Special Closed Session LACAHS meeting held on July 25, 2024, at the Long Beach City Council Chambers, the following is a report of action (on the record) provided by Thomas Faughnan, Senior Assistant County Counsel, Los Angeles County Office of the County Counsel on July 25th:**
 - **Item 3, Public Employment (Government Code Section 54957 (b)(1), the LACAHS Board interviewed and selected a preferred candidate for the position of LACAHS Interim Chief Executive Officer.**
 - **Item 4, Conference with Labor Negotiators (Government Code Section 54957.6) Agency designated representative & Chair Rex Richardson and designated staff; the LACAHS Board instructed Chair Rex Richardson to negotiate an at-will employment contract for consideration at a future public Board meeting.**

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

On motion of Board Member Jed Leano, seconded by Alternate Board Member Megan Kerr (for Chair Rex Richardson), the LACAHS Board received and filed this item. Said motion was duly carried by the following vote:

Ayes: 15 - Alternate Board Member Megan Kerr (for Chair Rex Richardson), Second Vice Chair Victor A. Sanchez, 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, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Jed Leano, Board Member Holly J. Mitchell, Board Member Emma Sharif, and Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - 1st Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Natalie Knott, Board Member John A. Mirisch, and Board Member Nithya Raman

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. (24-3226)

There were none.

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. (24-3227)

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

11. Adjournment of the August 8, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-3228)

2nd Vice Chair Victor A. Sanchez indicated that the next LACAHSAs meeting will take place on Wednesday, September 18, 2024, at 1:00 p.m.

The LACAHSAs Board meeting was adjourned at 11:45 a.m.