



AGENDA FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY

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

WEDNESDAY, SEPTEMBER 18, 2024, 1:00 P.M.

**Participate via computer or smartphone:**

Click on [LACAHS](https://lacahsa.gov) or QR code below:



Event number: 2534 054 6400

Password: lacahsa091824

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**[LACAHS CODE OF CONDUCT](#)**

**Board Members:** Chair Rex Richardson, Vice Chair Miguel A. Santana, Second Vice Chair Victor A. Sanchez, Kathryn Barger, Karen Bass, Jorgel Chavez, Jason Gibbs, Alan Greenlee, Janice Hahn, Lindsey P. Horvath, Jonathan Jager, Zerita Jones, Natalie Knott, Paul Krekorian, Jed Leano, John A. Mirisch, Holly J. Mitchell, Nithya Raman, Emma Sharif, Hilda L. Solis, and Kome Ajise (non-voting member)

AGENDA POSTED: September 13, 2024

**ACCOMMODATIONS:** Accommodations, American Sign Language (ASL) interpreters, or assisted listening devices are available with at least three business days' notice before the meeting date. Agendas in Braille and/or alternate formats are available upon request. Please telephone (213) 974-1431 (voice) or email at [commserv@bos.lacounty.gov](mailto:commserv@bos.lacounty.gov), from 8:00 a.m. - 5:00 p.m., Monday through Friday.

Para Información en español, por favor comuníquese a la oficina de Servicios de Comisión al numero (213) 974-1431 entre 8:00 a.m. Y 5:00 p.m. lunes a viernes.

**CODE OF CONDUCT:** [Link to Code of Conduct](#)

**SUPPORTING DOCUMENTATION:** Supporting documentation can be obtained at the Commission Services Office, Kenneth Hahn Hall of Administration, 500 West Temple Street, Room B-50-B, Los Angeles, CA 90012.

**PUBLIC COMMENT:** For those who wish to provide live public comment, you can join the [WebEx](#) meeting on your computer or smartphone. For those calling into the meeting via telephone, you may make public comment by dialing \*3 on your phone during the item on which you wish to comment. You may also provide written public comments by email to [commserv@bos.lacounty.gov](mailto:commserv@bos.lacounty.gov). Deadline to submit written public comment is the day before the meeting, by 5:00 p.m. Please include the agenda item and meeting date in your correspondence. All correspondence received shall become part of the official record.

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## **I. ADMINISTRATIVE MATTERS**

1. Call to Order and Roll Call. (24-3544)
2. Approval of the August 8, 2024, Regular Meeting Minutes. (24-3545)  
*Attachments:* [Supporting Document](#)  
[Public Comment/Written Correspondence](#)

## **II. PRESENTATIONS**

3. Presentation by the United to House Los Angeles Citizen's Oversight Committee (ULA COC) on ULA COC's Progress and Program Guidelines.
  - Debbie Chen, Director of Real Estate, Little Tokyo Service Center (COC Seat #5)
  - Michelle Espinosa Coulter, Associate Director, CA Housing Partnership (COC Chair Seat #3)
  - Laura Raymond, Director, ACT - LA (COC Seat # 13) (24-3485)  
*Attachments:* [Supporting Document](#)  
[Public Comment/Written Correspondence](#)
4. Presentation for LACAHSAs Emerging Policy Framework to Coordinate and Scale Production of Affordable Housing and Ownership 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 ( 24-3550)  
*Attachments:* [Supporting Document](#)  
[Public Comment/Written Correspondence](#)

### **III. DISCUSSIONS/ACTIONS**

5. Discuss whether to accept an in-kind donation of services from United Way, Inc. (dba, United Way of Greater Los Angeles) by way of a donation agreement in order to support the human resources, payroll and technology functions, operations and administration of LACAHSAs including its employees, subject to the following actions:
- 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;
  - b. Pursuant to Government Code section 64720(e), (f) and (i), (i) approve, authorize and delegate authority to County Counsel (“LACAHSAs counsel”) to negotiate, draft and finalize a written donation agreement with United Way, Inc. for the above in-kind donation of services; and,
  - c. Approve authorize and delegate authority to the LACAHSAs Chair to execute and implement said donation agreement, approved as to form by LACAHSAs counsel, substantially in the form and content of the attached donation agreement. (24-3784)

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

6. Discuss whether to approve and adopt a resolution and ratify and approve an at-will employment agreement with Ryan Johnson for the Interim Chief Executive Officer ("Interim CEO") position for a period not to exceed twelve months (initial term) with one optional six-month renewal term (renewal term), subject to the following actions:
- 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;
  - b. Approve and adopt the attached Resolution of the Governing Board Of The Los Angeles County Affordable Housing Solutions Agency to Select an Interim Chief Executive Officer (Managing Officer) to Serve For a Period of Months in an At Will Position for a Set Compensation ("Resolution No. 1"); and,
  - c. Approve, ratify, and delegate authority to the LACAHSAs Chair to execute and implement an at-will employment agreement with Ryan Johnson, approved as to form by LACAHSAs counsel, substantially in the form and content of the attached at-will employment agreement, upon condition of the following first occurring: the LACAHSAs Governing Board adoption and approval of Resolution No. 1, and the full execution of a Donation Agreement with United Way, Inc. for human resources, payroll and technology in-kind services. (24-3768)

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

7. Discuss whether to enter into a Memorandum of Understanding (MOU) with the County of Los Angeles (County), by and through its Chief Executive Officer, or designee, and its Director of Personnel, or designee, for the receipt of human resources, payroll and other services, subject to the following actions:
- 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;
  - b. Approve, authorize and delegate authority to LACAHSAs counsel to draft and negotiate an MOU with the County's Chief Executive Officer, or designee, and the Director of Personnel, or designee, with a term of at least 12 months, and at least one 12-month option to extend, in an amount not to exceed \$1,000,000 per term, with payments made from LACAHSAs to the County, for the County to provide fee-based human resources, payroll services and other wrap-around comprehensive administrative and operational support services for LACAHSAs; and;
  - c. Approve, authorize and delegate authority to the LACAHSAs Chair to implement, execute and amend an MOU with the County's Chief Executive Officer, or designee, and the County's Director of Personnel, or designee, approved as to form by LACAHSAs counsel, with a term of at least 12 months, and at least one 12-month option to extend, in an amount not to exceed \$1,000,000 per term, with payments made from LACAHSAs to the County, for the County to provide fee-based human resources, payroll services and other wrap-around comprehensive administrative and operational support services for LACAHSAs. (24-3761)

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

8. Discuss whether to issue a Request for Information (RFI) with the objective of gathering information from prospective vendors from the for-profit, non-profit and government sectors who are capable of providing project solutions to address the production and preservation of affordable housing within the geographical boundaries of Los Angeles County, subject to the following actions:
- 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;

- b. Approve, authorize and delegate authority to LACAHSAs counsel to draft the RFI, and draft and negotiate any and all related and future solicitations, contracts and agreements relating to or resulting from the RFI, with assistance from and in consultation with the Budget and Administrative Executive Ad-Hoc Committee needed;
- c. Approve, authorize and delegate authority to the LACAHSAs Chair, or designees, with as needed support from LACAHSAs contracted third parties and County of Los Angeles Commission Services to issue, post, notice and manage the posting, the responses received and the coordination of all follow-up actions and records retention/management for, from and relating to the RFI, and any and all later solicitations related thereto or resulting therefrom, with additional assistance from and in consultation with LACAHSAs counsel, the Budget and Administrative Executive Ad-Hoc Committee and the Production, Preservation, and Ownership Ad-Hoc Committee, where needed; and,
- d. Direct LACAHSAs counsel, with support from the LACAHSAs Chair and designees, LACAHSAs contracted third parties (as needed), the Budget and Administrative Executive Ad-Hoc Committee and the Production, Preservation, and Ownership Ad-Hoc Committee, to report back to the Board in 90 days on the status of the RFI and options for future action related thereto. (24-3736)

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

#### **IV. REPORTS**

9. Receive and file the Budget and Administrative Executive Ad-Hoc Committee's Oral Report. (24-3551)

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

10. Receive and File Interim CEO Recruitment/Hiring Ad-Hoc Committee's Oral Report. (24-3555)

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

## **V. 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. (24-3559)

**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. (24-3564)

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

### **Adjournment**

13. Adjournment of the September 18, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-3560)

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