



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, October 10, 2024

9:00 AM

AUDIO FOR THE ENTIRE MEETING. (24-4725)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (24-4234)

Vice Chair Miguel A. Santana called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:19 a.m.

He acknowledged the ongoing response and recovery efforts for those affected by Hurricanes Helene, Milton, and other recent climate related incidents. Similar to the catastrophic fires and storms experienced in Southern California, communities across the country are working hard to rebuild. Vice Chair Miguel A. Santana indicated, "Our hearts go out to the individuals, families, and community leaders working tirelessly with impacted communities to rebuild their lives and communities."

Vice Chair Miguel A. Santana announced that LACAHS staff received a request from Second Vice Chair Victor A. Sanchez to teleconference pursuant to AB 2449's "Just Cause" provision as he is on official business with another body. Vice Chair, Miguel A. Santana, confirmed that because there is a quorum of board members 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:** 16 - Chair Rex Richardson, 1st Vice Chairperson Miguel A. Santana, Second Vice Chair Victor A. Sanchez, 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 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, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)
- Absent:** 4 - Board Member Karen Bass, Board Member Alan Greenlee, Board Member Nithya Raman, and Board Member Kome Ajise (non-voting)

2. Approval of the September 18, 2024, Regular Meeting Minutes. (24-4235)

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 Zerita Jones, the LACAHS Board approved the minutes of the regular meeting of September 18, 2024. Said motion was duly carried by the following vote:

- Ayes:** 16 - Chair Rex Richardson, 1st Vice Chairperson Miguel A. Santana, Second Vice Chair Victor A. Sanchez, 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 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, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)
- Absent:** 3 - Board Member Karen Bass, Board Member Alan Greenlee, and Board Member Nithya Raman

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

II. PRESENTATIONS

3. Presentation on Projected Measure A Local Jurisdiction Allocations.

- Aditi Shakkarwar, Housing Advocacy Manager, United Way of Greater Los Angeles
- Greg Bonett, Senior Staff Attorney, Public Counsel (24-4442)

Chair Rex Richardson introduced the item and presenters, Aditi Shakkarwar, Housing Advocacy Manager with United Way of Greater Los Angeles and Greg Bonett, Senior Staff Attorney with Public Counsel.

Ms. Shakkarwar and Mr. Bonett made a presentation and responded to questions posed by the LACAHS Board.

Vice Chair Miguel A. Santana thanked the presenters and indicated that when Measure A was drafted, the Los Angeles County Board of Supervisors (BOS) established a governance structure to align homelessness strategies across the county. This strategy included two key groups: 1) the Los Angeles County Executive Committee for Regional Homeless Alignment (ECRHA), body comprised of city representatives and BOS representatives, who will be responsible for overseeing the distribution of Measure A funds (if Measure is approved), and 2) the Los Angeles County Leadership Table for Regional Homeless Alignment (LTRHA), body that he co-chairs with Peter Laugharn, President and CEO of the Conrad N. Hilton Foundation. The LTRHA consists of civic leaders, labor, business, philanthropy, and individuals with lived experience. The LTRHA will advise the ECRHA on homelessness goals, ensuring alignment with the objectives outlined in Measure A.

Vice Chair Miguel A. Santana added that he believes the BOS created a system that aligns all components related to homelessness and housing, with clear roles set for the county and individual cities. He also believes this process emphasizes accountability and transparency, with regular audits built in for the ECRHA and LTRHA, to measure progress of Measure A.

Vice Chair Santana further added it would be valuable for LACAHS to receive a presentation on the work being done by ECRHA and LTRHA, as these bodies form part of a larger system aimed at ending homelessness in Los Angeles.

Board Member Jonathan Jager questioned if the LACAHS Interim CEO, Ryan Johnson, could be invited to be part of the LTRHA. Board Member Miguel A. Santana, also Co-Chair of the LTRHA, invited the LACAHS Interim CEO, Ryan Johnson to be part of the LTRHA.

Chair Rex Richardson expressed appreciation for the focus ECRHA and LTRHA will have on regional distribution and equity, of funds, should Measure A pass. Chair Richardson indicated that with 88 different jurisdictions, each with varying opinions on housing production, many of these cities face challenges with limited local funding for gap financing.

For some cities, Measure A is the only viable solution. While this consideration is valuable, there is more work to be done, once Measure A passes, to ensure local solution funds are effectively utilized, particularly in smaller cities in the Los Angeles region.

Chair Richardson indicated that when communities want to build housing, there should be support from the leaders. Solving this regional challenge requires collaboration and resources, which is what Measure A is designed to address.

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 the Los Angeles County Department of Consumer and Business Affairs (LACDCBA) on Mobile Home Parks and Programs in Los Angeles County.**
- Rafael Carbajal, Director, LACDCBA
 - Dana Pratt, Deputy Director, Housing & Tenant Protections, LACDCBA
 - Mary Safaryan, Chief, Rent Stabilization, Housing and Tenant Protections, LACDCBA (24-4237)

Chair Rex Richardson introduced the item and presenters, Rafael Carbajal, Director of Los Angeles County Department of Consumer and Business Affairs (LACDCBA), Dana Pratt, Deputy Director of Housing & Tenant Protections and Mary Safaryan, Chief of Rent Stabilization, Housing and Tenant Protections.

Rafael Carbajal, Dana Pratt, and Mary Safaryan made a presentation and responded to questions posed by the LACAHS Board.

Board Member Janice Hahn thanked Chair Rex Richardson for having a presentation on Mobile Home Parks and indicated she would like LACAHS's goals related to preservation be aligned with supporting the use of Mobile Home Parks.

Board Member Janice Hahn indicated that landlords frequently raise the rent of the land where the mobile homes are situated and these rent increases cause mobile homeowners hardships, including the loss of their mobile homes when evicted. Board Member Janice Hahn further added that it would be practical and efficient if governmental entities would buy mobile homes and land for mobile homes, to keep these spaces affordable. Another preservation strategy would be to invest in providing cities with the technical assistance they need to establish rent stabilization ordinances for Mobile Home Parks.

Board Member John A. Mirisch agreed with Board Member Janice Hahn and supports that governmental entities buy mobile homes and land as a home preservation strategy with Measure A funding if Measure A passes.

Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger) reported that the County, in 2019 commissioned HR & A Advisors to do a full assessment in the County's unincorporated area of Mobile Home Parks that yielded findings on an array state of disrepair of these Mobile Home Parks, particularly in the Fifth Supervisorial District. To that end, the County partnered with Carita Corporation and non-profit affordable housing developer who helped with the situation. Therefore, he suggested that rather than governmental entities directly purchasing mobile home parks, these entities partner with non-profit or even for-profit entities with mobile home expertise.

Board Member Natalie Knott questioned if mobile homes would be a good way build to affordable housing. She noted that mobile homes are usually located in quasi-industrial areas or next to freeways where mass transit is not available and people are exposed to harmful pollutants. She further added that investing in existing mobile homes and mobile home parks is fine but does not necessarily agree on expanding and investing in mobile home parks. Board Member Natalie Knott also noted that mobile homes are not apt for residents with disabilities due to the space constraints and that mobile homes deteriorate faster than "brick and mortar" developments.

Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell) agrees that other non-profit partners should be considered when addressing mobile homes and mobile home parks. For instance, she noted that ROC USA (Resident Owned Communities) works with Mobile Home Parks and offers its residence the opportunity to purchase the land through the Right of First Refusal (ROFR) which gives tenants the option to buy land they rent before land is offered to over buyers, thereby giving tenants an opportunity to home ownership.

Board Member Jorgel Chavez also agrees with the idea of expanding housing through the purchase of mobile homes and mobile home parks. However, he cautioned on the terrible conditions of some mobile home parks. Board Member Jorgel Chavez attributes this problem to limited staffing of the California Department of Housing and Community Development (HCD), who regulates mobile home conditions.

Board Member Janice Hahn and Vice Chair Miguel A. Santana agreed that there is a need for reclassification of mobile homes because they are considered vehicles and are under the jurisdiction and regulated by the HCD. To that end, they suggest that LACAHSAs request that HCD take greater responsibility over their role in regulating mobile home parks as well as their funding of mobile home parks and consider allowing local jurisdictions to have regulatory oversight of these particular sites by pursuing legislation to make that change. Additionally, the LACAHA Tenant Protections and Support Ad-Hoc Committee was requested take the lead this endeavor.

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](#)

- 5.** Presentation for LACAHSAs Emerging Policy Framework to Coordinate and Scale Tenant Protections in the Los Angeles Region.
- Natalie Knott, Supervising Attorney, Legal Aid Foundation of Los Angeles and LACAHSAs Board Member (Interim Renter Protections Expert)
 - Natalie Donlin-Zappella, Director of Partnerships and Climate Practice, Global Policy Leadership Academy
 - Edwin Peart, Senior Associate, Global Policy Leadership Academy

Chair Rex Richardson introduced the item and explained that this presentation is on LACAHSAs emerging policy framework to coordinate and scale tenant protections across the Los Angeles region. As LACAHSAs develops its Policy Platform, key goals, and prepares to receive and strategically deploy funding at scale, if Measure A passes, enabling LACAHSAs to include protections for tenants and small landlords.

Presenters, Zerita Jones, LACAHS Board Member and LACAHS Interim Citizens' Oversight Chair; Natalie Knott, Supervising Attorney, Legal Aid Foundation of Los Angeles and LACAHS Board Member (Interim Renter Protections Expert); Natalie Donlin Zappella, Director of Partnerships and Climate Practice, Global Policy Leadership Academy; and Edwin Peart, Senior Associate, Global Policy Leadership Academy; made a presentation and responded to questions posed by the LACAHS Board. Presenters indicated that document under the supporting document for this item represents research by LeSar Holdings and Global Policy Leadership Academy and is not the final LACAHS Policy. LACAHS Interim Chief Executive Officer also addressed the LACAHS Board and responded to questions.

Alternate Board Member Isela Gracian indicated that LACAHS should consider creating a renovation or maintenance fund to address tenant habitability and property owner repair challenges. Additionally, the LACAHS Board should promote participation and expansion of existing programs, like those available from the Los Angeles County Department of Consumer and Business Affairs to other cities within the Los Angeles region.

Chair Rex Richardson indicated that LACAHS should expand programs like the Tenants' Rights to Counsel countywide to help keep people in their homes, ideally paired with rental assistance. Another strategy to Coordinate and Scale Tenant Protections in the Los Angeles Region and mitigate homelessness is the collaboration with housing authorities, as housing authorities have innovative funding solutions for Section 8 tenants.

Chair Rex Richardson inquired on what tenant protection programs and other resources the LACAHS Board should prioritize and have the LACAHS Ad-Hoc Committees explore. The LACAHS Board noted that LACAHS could explore the following:

- A "Renovation of Maintenance Fund" to address tenant habitability and property owner repair challenges;**
- License requirements for landlords to participate in the housing market;**
- Dispute Resolution Programs for tenants and landlords; and**
- Mobile Home Park ordinances to stabilize rents countywide**

Opportunity was given to members of the public to address the LACAHS Board. Devon Woodfine, a member of the public, addressed the LACAHS Board on this item.

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

III. DISCUSSIONS/ACTIONS

6. Discuss whether to approve and adopt a resolution to accept REAP 2.0 grant funding from the Southern California Association of Governments (“SCAG”) and approve, and delegate authority to enter into and implement, a Memorandum of Agreement for receipt and use of said funds, subject to the following actions:
- a. Find the proposed action is not a project under the California Environmental Quality Act (CEQA); and,
 - b. Approve and adopt the attached Resolution of the Governing Board Of The Los Angeles County Affordable Housing Solutions Agency to accept REAP 2.0 grant funding from SCAG and to approve, and delegate authority to enter into and implement, a Memorandum of Agreement with SCAG for receipt and use of said funds (“Resolution No. 2”). (24-4443)

Chair Rex Richardson introduced the item and stated that the following LACAHS Board Members, as well as alternate members, are members or alternate members of SCAG committees, subcommittees and/or the SCAG Regional Council, and have a disclosable non-interest on this Agenda Item No. 6, per Section 1091.5(a)(9) of the Government Code:

- Nithya Raman
- Karen Bass
- Hilda Solis
- Kathryn Barger
- John Mirisch
- Jed Leano
- Jason Gibbs
- Victor A. Sanchez

Chair Rex Richardson called upon the LACAHS Board Members (or their Alternates) asking them to disclose, as part of the meeting record, with a “yes” or “no” response. The Board Members responded as follows:

1. Board Member John A. Mirisch responded, “Yes.”
2. Alternate Member Anish Saraiya (for Board Member Kathryn Barger), responded, “Yes.”
3. Alternate Member Chelsea Byers (for Board Member Lindsey P. Horvath), responded, “Yes.”
4. Alternate Member Daniella Urbina (for Board Member Hilda L. Solis), responded, “Yes.”

Chair Rex Richardson explained that initially LACAHSAs had requested a greater amount, but due to State Budget cuts, LACAHSAs was awarded \$660,000.

Alternate Member Daniella Urbina (for Board Member Hilda L. Solis) asked how funding will be allocated since the funding is less than expected. Connor Lock, Deputy Mayor of Housing for the city of Long Beach, responded that discussions are currently taking place with SCAG to define LACAHSAs's scope of work. Once a Memorandum of Agreement for the LACAHSAs's duties are established, then it will become clear how the funds are used.

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 Board Member Jonathan Jager, the LACAHSAs Board adopted Resolution No. 2 and approved related actions. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, Second Vice Chair Victor A. Sanchez, 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 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, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 4 - Board Member Karen Bass, Board Member Alan Greenlee, Board Member Jed Leano, Board Member and Nithya Raman

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

Discuss and take action on the following:

7. a. Delegate authority to Ryan Johnson, Interim CEO, to solicit for, negotiate, enter into, execute, terminate, amend and implement contracts to acquire goods or services for the sole benefit of, in the name of and as the property of LACAHSAs, with each contract term not to exceed one (1) year (inclusive of all renewals, extensions and amendments), and with each contract value not to exceed a total of \$50,000.00, subject to review as to form by LACAHSAs counsel, and provided that all contracts that exceed the term limit or value, must be brought to the LACAHSAs Governing Board for review and approval. (24-4440)

Chair Rex Richardson introduced the item and explained that this item is to delegate authority to Ryan Johnson, Interim CEO for LACAHSAs, to enter into contract in an amount not to exceed \$50,000 to make decisions in the future. This delegation of authority will streamline the agenda by reducing the need to bring every decision to the Board, a significant improvement given that we have been handling all decisions at the LACAHSAs Board level.

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

On motion of Vice Chair Miguel A. Santana, seconded by Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), the LACAHSAs Board approved this item. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, Second Vice Chair Victor A. Sanchez, 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 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, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 4 - Board Member Karen Bass, Board Member Alan Greenlee, Board Member Jed Leano, and Board Member Nithya Raman

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

IV. REPORTS

8. Receive and file the Budget and Administrative Executive Ad-Hoc Committee's Oral Report. (24-4238)

Vice Chair Miguel A. Santana shared updates from the Budget and Administrative Executive Ad Hoc Committee (Executive Ad Hoc Committee) meeting held on September 25, 2024. Key discussions included:

- **The finalization the LACAHSAs Interim Chief Executive Officer's contract, contract that has been signed by all relevant parties;**
- **LACAHSAs short- and long-term priorities for 2025; and**
- **A Budget update provided by LeSar (LACAHSAs policy consultant), outlining budget specifics and projections for the upcoming months.**

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

On motion of Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), seconded by Board Member Zerita Jones, the LACAHSAs Board received and filed this item. Said motion was duly carried by the following vote:

Ayes: 14 - 1st Vice Chair Miguel A. Santana, Second Vice Chair Victor A. Sanchez, 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 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, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - Chair Rex Richardson, Board Member Karen Bass, Board Member Alan Greenlee, Board Member Jed Leano, 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. (24-4240)

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. (24-4241)

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 October 10, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-4243)

Vice Chair Miguel A. Santana indicated that the next LACAHSAs meeting will take place on Thursday, November 14, 2024, at 9:00 a.m.

The LACAHSAs Board meeting was adjourned at 11:44 a.m.