



Statement of Proceedings for the Regular 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, November 14, 2024

9:00 AM

AUDIO FOR THE ENTIRE MEETING. (24-5535)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (24-5093)

Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:14 a.m.

Martha Arana, Staff, 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 Ramirez (for Board Member Karen Bass), Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for 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 Lindsey P. Horvath

2. Approval of the October 10, 2024, Regular Meeting Minutes. (24-5095)

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 Ivan Sulic (for Board Member Janice Hahn), seconded by Board Member Jorgel Chavez, the LACAHS Board approved the minutes of the regular meeting of October 10, 2024. Said motion was duly carried by the following vote:

Ayes: 18 Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Alternate Board Member Lourdes Castro-Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1 - Board Member Lindsey P. Horvath

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

II. PRESENTATIONS

3. Presentation by the Los Angeles County Leadership Table for Regional Homeless Alignment (LTRHA) on LTRHA's Roles and Responsibilities, in connection with the Affordable Housing, Homelessness Solutions, and Prevention Now Transactions and Use Tax (Measure A), and related next steps.

- Miguel A. Santana, LACAHSAs First Vice Chair, LTRHA Co-Chair, & President and Chief Executive Officer, California Community Foundation
- Christina Miller, Senior Advocacy Officer, Homelessness, Conrad N. Hilton Foundation
- LACAHSAs Counsel available for any Board questions (24-5097)

Chair Rex Richardson introduced the item and presenter LACAHSAs First Vice Chair Miguel A. Santana, Co-Chair LTRHA.

First Vice Chair Santana made a presentation and introduced Board Member Nithya Raman, Vice Chair of the LTRHA. He also welcomed additional comments from LACAHSAs Board Member Lourdes Castro Ramirez, Vice Chair of the LTRHA's Affordable and Supportive Housing Ad-Hoc Committee, and Ryan Johnson, Interim CEO of LACAHSAs.

First Vice Chair Santana expressed his agreement with Alternate Member Ronson Chu (for Board Member John A. Mirisch) who commented that data gathering is an important aspect when dealing with the development of affordable housing. First Vice Chair Santana informed that accordingly, the LTRHA has established a data subcommittee.

First Vice Chair Santana also expressed his agreement with Board Member Holly J. Mitchell's comment that getting all the cities in Los Angeles County to agree on certain aspects of Measure A, if passed by voters, will be a difficult task. He expressed agreement with Board Member Mitchell's suggestion to study LA Metro's Board Meetings as often cities disagree on a given issue, however, need to compromise.

First Vice Chair Santana reported that the ECRHA and the LTRHA boards were created by the Los Angeles County Board of Supervisors (BOS) and clarified that the BOS determined the member composition for both, ECRHA and LTRHA. He further added that progress, from both ECRHA and LTRHA, will proceed even if changes in leadership occur within the Los Angeles County and its cities.

Second Vice Chair Victor A. Sanchez expressed concern with the nonexistent representation of the smaller cities on the ECRHA board. Board Member Jonathan Jager also expressed that an expert in rental evictions should have a seat on the LTRHA.

Opportunity was given to members of the public to address the LACAHS Board. Darlene Mullings and Mike Miller addressed the LACAHS Board, in person, and Christina Miller addressed the LACAHS Board, virtually.

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

4. Presentation on Alternative Affordable Investment Models.

- Ryan Johnson, Interim Chief Executive Officer, LACAHS (24-5101)

Chair Rex Richardson introduced the item and presenter, Ryan Johnson, LACAHS's Interim CEO, who gave a presentation on innovative financing for housing and alternate funding opportunities.

Mr. Johnson also responded to questions posed by the LACAHS Board.

Opportunity was given to members of the public to address the LACAHS Board. Members of the Public, Leatha Williamson and Devon Woodfine (in-person meeting attendees) addressed the LACAHS Board.

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

5. Presentation on LACAHS's next steps and further governance and hiring actions in relation to foreseeable funding opportunities and potential shortfalls.

- Ryan Johnson, Interim Chief Executive Officer, LACAHS (24-5102)

Chair Rex Richardson introduced the item and presenter, Ryan Johnson, LACAHS's, Interim CEO.

Mr. Johnson explained that LACAHS will begin adopting its first policies and has made a request to the BOS for the ability to enter into a loan agreement with the County, to hire LACAHS staff.

Chair Rex Richardson added that in order for LACAHS to have the ability to use any funds, a Five-Year Plan needs to be established.

In response to questions posed by the LACAHS Board, Mr. Johnson responded as follows:

- **By the end of the first quarter 2025, there should be clear information on Measure A funding and funds that will be distributed to the cities within Los Angeles County.**
- **A Budget will be forthcoming that will include costs for all positions to be hired for LACAHSAs.**
- **Guidance and recommendations from the LACAHSAs Ad-Hoc Committees will be considered when determining the hiring of the LACAHSAs staff.**
- **It is understood that accurate estimates of distribution of funds need to be given to the cities because only projections are known.**

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](#)

III. DISCUSSIONS/ACTIONS

6. Recommendation to initiate the process of issuing a solicitation to recruit, screen and select potential candidates to interview for the position of Inspector General and the position of General Counsel as follows:
 - a. Find that these actions are not projects under the California Environmental Quality Act (CEQA);
 - b. Approve, authorize and delegate authority to the LACAHSAs Chair (or his designees), with support from the Interim CEO, LACAHSAs Counsel, and LACAHSAs consultants to prepare and issue solicitations for recruitment of candidates for Inspector General and separately candidates for General Counsel;
 - c. Approve, authorize and delegate authority to the LACAHSAs Chair (or his designees), with as needed support from the Interim CEO, and as needed LACAHSAs contracted third parties 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 these solicitations, and any and all later solicitations related thereto or resulting therefrom, with additional assistance from and in consultation with LACAHSAs Counsel, where needed;
 - d. Delegate authority to the Chair (or his designees) to enter into and sign any and all necessary consultant and service contracts and agreements to support the recruitment and solicitation process, in an amount not to exceed, in total, \$450,000, for a term not to exceed eighteen months, subject to the availability of funds, and subject to review as to form by LACAHSAs Counsel; and,

-
- e. Direct the Interim CEO and Chair to report back to the LACAHS Board in 90 days on the status of these solicitation efforts and options for future action related thereto. (24-5103)

Chair Rex Richardson introduced the item and explained this recommendation is to allow LACAHS to hire positions, including the Inspector General and General Counsel for LACAHS.

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 Board Member Jason Gibbs, the LACAHS Board approved this item. Said motion was duly carried by the following vote:

Ayes: 17 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Alternate Board Member Lourdes Castro-Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - 1st Vice Chair Miguel A. Santana and Board Member Lindsey P. Horvath

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

7. Recommendation to issue a Request for Proposals to recruit, screen and select potential service consultants to engage in public outreach and develop a draft Strategic Plan for LACAHSAs (the "Strategic Plan RFP") as follows:
 - a. Find that these actions are not projects under the California Environmental Quality Act (CEQA);
 - b. Approve, authorize and delegate authority to the Interim CEO (or designees) to prepare, issue, post and manage the Strategic Plan RFP, including but not limited to setting up a proposer review and selection panel, completing the proposer selection process, and returning to the Board in open session with a recommended service consultant selection;
 - c. Approve, authorize and delegate authority to LACAHSAs Counsel to draft a consultant services agreement to be included in the Strategic Plan RFP, for a contract amount not to exceed \$600,000 and for a Term not to exceed eight (8) months, with one (1) extension period of no greater than six (6) months;
 - d. Delegate authority to the Interim CEO (or designees) to enter into and sign any and all necessary service contracts and agreements to support the completion of the Strategic Plan RFP process, in an amount not to exceed, in total, \$600,000, for a Term not to exceed eight months, subject to the availability of funds, and subject to review as to form by LACAHSAs Counsel; and,
 - e. Direct the Interim CEO and Chair to report back to the LACAHSAs Board in 120 days on the status of the Strategic Plan RFP efforts and options for future action related thereto. (24-5290)

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

On motion of Board Member Jorgel Chavez, seconded by Board Member Zerita Jones, the LACAHSAs Board approved this item. Said motion was duly carried by the following vote:

Ayes: 17 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Alternate Board Member Lourdes Castro-Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - 1st Vice Chairperson Miguel A. Santana and Board Member Lindsey P. Horvath

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

8. Recommendation, in accordance with Section 2 of Chapter 1 of the LACAHSAs Bylaws to amend, by a two-thirds vote of the Board, Section 1 of Chapter 6 of the Bylaws to delete the following sentence: "At no time will subcommittees, either standing or ad hoc, be allowed to convene or proceed, with the meeting, when there are fewer Board members appointed to the subcommittee present than there are alternates attending and participating." (24-5109)

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

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

Ayes: 17 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Alternate Board Member Lourdes Castro-Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif, and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - 1st Vice Chairperson Miguel A. Santana and Board Member Lindsey P. Horvath

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

9. Recommendation to approve the LACAHSAs 2025 Meeting Schedule. (24-5107)
- Chair Rex Richardson introduced this item and reported that the dates/times for the 2025 LACAHSAs meeting schedule were selected based on most of the members' availability for each month.**

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 Anish Saraiya (for Board Member Kathryn Barger), seconded by Board Member Jonathan Jager, the 2025 LACAHSAs meeting schedule was approved as follows:

January 22, 2025	(1:00 p.m. – 4:00 p.m.)
February 19, 2025	(1:00 p.m. – 4:00 p.m.)
March 12, 2025	(9:00 a.m. – 12:00 p.m.)
April 15, 2025	(1:00 p.m. – 4:00 p.m.)
May 14, 2025	(1:00 p.m. – 4:00 p.m.)
June 18, 2025	(1:00 p.m. – 4:00 p.m.)
July 16, 2025	(9:00 a.m. – 12:00 p.m.)
August 20, 2025	(1:00 p.m. – 4:00 p.m.)
September 17, 2025	(1:00 p.m. – 4:00 p.m.)
October 15, 2025	(9:00 a.m. – 12:00 p.m.)
November 19, 2025	(9:00 a.m. – 12:00 p.m.)
December 17, 2025	(9:00 a.m. – 12:00 p.m.)

Said motion was duly carried by the following vote:

Ayes: 17 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Alternate Board Member Lourdes Castro-Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Sharif and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - 1st Vice Chairperson Miguel A. Santana and Board Member Lindsey P. Horvath

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

III. REPORT

10. Receive and file the Budget and Administrative Executive Ad-Hoc Committee's Oral Report.

- Report out on new Ad-Hoc Committee Chairs (24-5110)

Ryan Johnson, LACAHSAs Interim CEO, shared updates from the Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee). He added that the Executive Office discussed the following:

- **A potential Loan to LACAHSAs from the Los Angeles County;**
- **An upcoming LACAHSAs meeting with the Chan Zuckerberg Initiative (CZI) to discuss the potential CZI Innovation Grant to LACAHSAs;**
- **Negotiations with the Southern California Association of Governments (SCAG) on SGAGs grant opportunity for LACAHSAs;**
- **The status on the Chair elections for LACAHSAs newly established Ad-Hoc Committees; and**
- **An update to LACAHSAs Ad-Hoc Committees on LACAHSAs (Request for Information) RFI and (Request for Proposal) RFP.**

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 Natalie Knott, seconded by Board Member Emma Shariff, this item was received and filed.

Ayes: 17 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Alternate Board Member Lourdes Castro-Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, 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, Board Member Natalie Knott, Board Member Jed Leano, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Nithya Raman, Board Member Emma Shariff and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - 1st Vice Chairperson Miguel A. Santana and Board Member Lindsey P. Horvath

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

IV. 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. (24-5111)

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](#)

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. (24-5112)

Opportunity was given to members of the public to address the LACAHSAs

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

Adjournment

13. Adjournment of the November 14, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-5113)

Chair Rex Richardson thanked everyone for joining today's meeting and indicated that the next LACAHSAs Board meeting will take place on Wednesday, December 18, 2024, at 1:00 p.m. at the Metropolitan Water District.

The LACAHSAs Board Meeting was adjourned at 11:50 a.m.

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