



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

<http://lacahsa.gov>

**Wednesday, January 22, 2025**

**1:00 PM**

AUDIO FOR THE ENTIRE MEETING. (25-0743)

**Attachments:** [AUDIO](#)

**I. ADMINISTRATIVE MATTERS**

1. Call to Order and Roll Call. (25-0326)

**Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) virtual meeting to order at 1:07 P.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 present were:**

Present: Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2<sup>nd</sup> Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), 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), Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson) Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Danielle Urbina (for Board Member Hilda L. Solis)

Absent: Board Member Jed Leano, Board Member Emma Sharif and Board Member Kome Ajise (non-voting)

2. Recommendation by Chair Richardson: acting on behalf of the Governing Board of LACAHSAs and standing subcommittees of LACAHSAs, which were or are created by the Governing Board at its direction, and are subject to the Ralph M. Brown Act:
  - a. find in accordance with subdivision (e) of Government Code section 54953 that the Governing Board has considered the circumstances of Governor Gavin Newsom's January 7, 2024 proclaimed State of Emergency to support the communities impacted by the California fires and subsequent Executive Orders to support fire-impacted communities and prioritize emergency efforts, and that the State of Emergency remains active;
  - b. find that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; and
  - c. effective today, Governing Board and its standing subcommittees, which were either created by the Governing Board or were created at the Governing Board's direction and are subject to the Ralph M. Brown Act, will meet via teleconferencing, in compliance with subdivision (e) of Government Code section 54953 while we are under a State of Emergency. (25-0539)

**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 Kathryn Barger, seconded by Board Member Lindsey P. Horvath, the LACAHSAs Board approved invoking Government Code section 54953 (e), granting LACAHSAs the ability to host this virtual meeting. 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 Lourdes Castro Ramirez (for Board Member Karen Bass), 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 Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson and Board Member Jed Leano, and Board Member Emma Sharif

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

3. Approval of the December 18, 2024, Regular Meeting Minutes. (25-0327)  
**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 Zerita Jones, seconded by 2nd Vice Chair Victor A. Sanchez, the LACAHS Board approved the minutes of the regular meeting of December 18, 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 Lourdes Castro Ramírez (for Board Member Karen Bass), 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 Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Alternat Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson, Board Member Jed Leano, and Board Member Emma Sharif

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

## **II. REPORT**

### **4. Receive and File the Oral Report of the Interim CEO. (25-0517)**

**This item was taken after Item No. 9.**

**Chair Rex Richardson introduced this item and LACAHSAs Interim CEO Ryan Johnson.**

**Ryan Johnson reported the following:**

- **Due to the approval of a loan agreement between LACAHSAs and the County of Los Angeles, LACAHSAs received \$6 million loan;**
- **LACAHSAs executed a Memorandum of Understanding (MOU) with the Southern California Association of Governments (SCAG); on January 31, 2025, a meeting will take place with a consultant that is underway that will help determine LACAHSAs's strategic planning process;**
- **The LACAHSAs positions, for Inspector General and Managing Director of Investment, are being explored by a search firm. The search for a Chief of Staff is also currently underway and within a week, the search for a Chief Financial Officer will also begin. Additionally, LACAHSAs is also currently searching and interviewing for its position of Chief of Human Resources and hopes that search will conclude by mid-February 2025. Ryan Johnson thanked Board Member Victor A. Sanchez, Chair of the Human Capital Ad-Hoc Committee, Committee that will be assisting with interviews;**
- **LACAHSAs will start searching for law firms, with the intention to hire a General Counsel in February 2025;**
- **A contract is being executed with a communications firm that will help start a public relations and branding campaign for LACAHSAs;**
- **LACAHSAs will receive comprehensive insurance within a week; and**
- **Within the next 30 days, LACAHSAs anticipates opening a bank account.**

**Board Member Holly J. Mitchell questioned when the hiring the permanent Chief Executive Officer (CEO) for LACAHSa take place, since other permanent position are being considered. Chair Rex Richardson added that the first six months of 2025 will be crucial and busy for LACAHSa to even consider the discussion of hiring a permanent CEO. He recommended considering the six-month LACAHSa plan in the Gantt Chart presentation and letting the presentation help clarify when steps should be taken for hiring the permanent CEO.**

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

**Ayes:** 16 - 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, 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 John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 5 - Board Member Kathryn Barger, Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson, Board Member Lindsey P. Horvath, Board Member Jed Leano, and Board Member Emma Sharif

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

### **III. PRESENTATIONS**

5. Presentation by Esusu, Inc., on its rent score improvement application ("app") used by Freddie Mac and Fannie Mae, as well as Esusu's formation of the Stable Home Fund, a 501(c)(3) non-profit corporation, that provides microloans to renters as a form of rent relief.
- Wemimo Abbey, Co-Founder
  - Samir Goel, Co-Founder (25-0512)

**This item was taken after Item No. 6.**

**Chair Rex Richardson introduced Esusu Co-Founders, Wemimo Abbey and Samir Goel, who have pioneered a federally-proven, cost-effective, credit-building program that leverages public funding through Fannie May and Freddie Mac.**

**The presentation by Esusu Inc. will also cover Esusu's formation of a Stable Home Fund, a non-profit organization that provides microloans to renters as a form of rent relief.**

**Wemimo Abbey and Samir Goel 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.**

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

6. Gantt Chart Presentation by Ryan Johnson, Interim Chief Executive Officer ("Interim CEO") on the projected key milestones and future deliverable dates for the Los Angeles County Affordable Housing Solutions Agency ("LACAHS"). (25-0513)

**This item was taken after Item No.4.**

**Chair Rex Richardson introduced this item and explained the Gantt Chart presentation will cover key milestones and deliverable dates for LACAHS for the next six months.**

Ryan Johnson presented the LACAHSAs Gantt Chart on the projected key milestones and future deliverable dates for the next six months for LACAHSAs and responded to questions posed by LACAHSAs Board.

In response to Board Member Kevin Murray's question regarding the LACAHSAs Analyst/Policy position, Ryan Johnson added that on January 31, 2025, LACAHSAs will meet with SCAG's policy experts who along with the LACAHSAs Board and public engagement will create a strategic plan for the Analyst/Policy position. Ryan Johnson further added that he envisions the Analyst/Policy hire to implement LACAHSAs programs and make recommendations after the first LACAHSAs funding plan. Board Member Kevin Murray suggested that this new hire should be a thought leader.

Board Member Lourdes Castro Ram3rez sought clarification on the policy framework being established for the first set of LACAHSAs deliverables. Ryan Johnson clarified that the policy framework document adopted by the LACAHSAs Board is to be used as a guide for the LACAHSAs Ad-Hoc Committees with the plan for all the LACAHSAs Ad-Hoc committees to use this policy guide to give recommendations on their areas of expertise.

Board Member Lourdes Castro Ram3rez also questioned how LACAHSAs plans to ensure a high level of connection and alignment with the Los Angeles County Leadership Table for Regional Housing Alignment (LTRHA).

Ryan Johnson added that as member of LTRHA's Ad-Hoc Committees; the overlapping of key programs from both committees, and with LACAHSAs Board Members' involvement in having LACAHSAs meet its Measure A metrics; he will ensure connection and alignment with the LTRHA.

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](#)

**IV. DISCUSSIONS/ACTIONS**

7. Recommendation to adopt the attached LACAHSAs Board Member Reimbursement Policy as follows:
- a. Find that this action is not a project under the California Environmental Quality Act (CEQA); and
  - b. Approve and adopt the attached LACAHSAs Board Member Reimbursement Policy, with an effective date of January 22, 2025. (25-0514)

**Chair Rex Richardson introduced this item and explained that item, if approved, will reimburse LACAHSAs Board Members and its Citizen Oversight Committee for expenses incurred due to LACAHSAs-related expenditures. This Policy will also include that LACAHSAs officials complete ethics training every two years covering conflicts in contracts and procurement policy.**

**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 Board Member Zerita Jones, the LACAHSAs Board approved this item. Said motion was duly carried by the following vote:**

**Ayes:** 16 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Lourdes Castro Ramrez (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 John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Kathryn Barger, Board Member Lindsey P. Horvath, Board Member Jed Leano, and Board Member Emma Sharif

**Abstain:** 1 - Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris Dawson)

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



8. Recommendation to approve a Policy granting certain authority to the position of Chief Executive Officer (CEO) subject to the following actions:
- a. Find the proposed actions are not projects under the California Environmental Quality Act (CEQA); and
  - b. Approve, authorize and adopt the attached LACAHSAs Policy Delegating Certain Authorities to the Position of Chief Executive Officer, with an effective date of January 22, 2025. (25-0515)

**Chair Rex Richardson introduced this item and explained that this item will delegate authority to Ryan Johnson, Interim CEO of LACAHSAs, to sign contracts after LACAHSAs-Board approval.**

**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 Board Member Ivan Sulic (for Board Member Janice Hahn), the LACAHSAs Board approved this item. Said motion was duly carried by the following vote:**

**Ayes:** 16 - 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, 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 John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 5 - Board Member Kathryn Barger, Alternate Board Member Rachel Brashier (for Board Member Lindsey P. Horvath, Board Member Jed Leano, and Board Member Emma Sharif)

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

9. Recommendation of Members Barger, Mitchell, and Horvath:
- a. To aid in swift recovery from the unprecedented devastation of the 2025 Fires within the County of Los Angeles, LACAHSAs to declare priority support for homeowners and tenants residing within the Cities and County of Los Angeles whose residences have been directly impacted by the 2025 wildfire and windstorm conditions as LACAHSAs develops its' five-year strategic funding plan and first year programs; and
  - b. Direct the LACAHSAs Interim CEO to report back within 30 days on the progress on initiatives and policies to support this priority in partnership with Cities, the County, Councils of Government and Public Housing Authorities within the Los Angeles region. (25-0518)

**This item was taken after Item No. 2.**

**Chair Rex Richardson introduced the item and presenters of motion.**

**Board Member Kathryn Barger explained that the Board of Supervisors (BOS) is aligning and shifting Los Angeles County resources to the areas that have been affected by the wildfires. With LACAHSAs being a housing agency, she deems appropriate for LACAHSAs to also shift its priorities to areas where families have been displaced due to the wildfires.**

**Board Member Kathryn Barger further explained that this item, if approved, will update LACAHSAs's five-year plan and first year programs to include prioritizing homeowners, tenants and businesses in areas that were directly impacted from the wildfires. Approval of this item will also include directing the LACAHSAs's CEO Ryan Johnson to report back within 30 days on LACAHSAs's progress on initiatives and policies to support this priority in partnership with Cities, the County, Councils of Government and Public Housing Authorities, within the Los Angeles region.**

**Board Member Lindsey P. Horvath also addressed the LACAHSAs Board and indicated her support of this motion she co-authored with LACAHSAs Board Members, Supervisors Kathryn Barger and Holly J. Mitchell. She added that she is grateful that the LACAHSAs Board will consider taking swift action to ensure that all residents impacted by the wildfires will be prioritized ensuring that these residents have access to safe and reliable housing. Board Member Lindsey P. Horvath further added that she sends her sympathies to all those impacted by the wildfires.**

**Board Member Holly J. Michell also indicated that she thanks the support of her LACAHSAs colleagues for her joint motion.**

**Board Members, Miguel A. Santana, John A. Mirisch, Jonathan Jager, Lourdes Castro Ramírez (Alternate for Board Member Karen Bass), and Natalie Knott also address the LACAHSAs Board and expressed support of the motion.**

**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 Kathryn Barger, seconded by Board Member Lindsey P. Horvath, the LACAHSAs Board approved this item. 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 Lourdes Castro Ramírez (for Board Member Karen Bass), 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 Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris Dawson), Board Member Jed Leano, and Board Member Emma Sharif

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

**V. MISCELLANEOUS**

**Matters Not Posted**

10. 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. (25-0331)

**They were none.**

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

**Public Comment**

11. 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. (25-0336)

**Opportunity was given to members of the public to address the LACAHSAs Board. There was no public comment.**

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

**Adjournment**

12. Adjournment of the January 22, 2025, meeting of the Los Angeles County Affordable Housing Solutions Agency. (25-0338)

**Chair Rex Richardson thanked everyone for joining meeting and indicated that the next LACAHSAs Board meeting will take place on Wednesday, February 19, 2025, at 1:00 p.m.**

**The LACAHSAs Board Meeting was adjourned at 2:33 p.m.**