



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

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

<http://lacahsa.gov>

Wednesday, February 19, 2025

1:00 PM

AUDIO FOR THE ENTIRE MEETING. (25-1186)

Attachments: [AUDIO](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (25-1041)

Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 1:20 P.M.

Rhonda Rangel, Assistant Division Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, announced that a request from Board Member John A. Mirisch to teleconference pursuant to AB 2449's "Just Cause" for travel while on official business of the body or another state or local agency, was received. She confirmed that because there is a quorum of the LACAHS Board Members present in-person at the meeting, AB 2449 could be used.

Rhonda Rangel conducted roll call; the following Board Members were:

Present: Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Board Member Marqueece Harris-Dawson, Board Member Jorgel Chavez, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashael Majid (for Board Member Nithya Raman), Board Member Emma Sharif and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 1st Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Lindsey P. Horvath, Board Member Jed Leano and Board Member Kome Ajise

2. Approval of the January 22, 2025, Regular Meeting Minutes. (25-1042)

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 Holly J. Mitchell, seconded by Board Member Alan Greenlee, the LACAHS Board approved the minutes of the meeting of January 22, 2025. Said motion was duly carried by the following vote:

Ayes: 16 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Board Member Marqueece Harris-Dawson, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashael Majid (for Board Member Nithya Raman), Board Member Emma Sharif and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - 1st Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Lindsey P. Horvath, Board Member Jed Leano and Board Member Kome Ajise

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

II. DISCUSSIONS/ACTIONS

3. Recommendation by the Human Capital Ad-Hoc Committee to appoint LACAHS Board General Counsel (Michael Maurer and Paula de Sousa of Best Best & Krieger LLP (BBK) and recommendation to approve legal services agreement with BBK for LACAHS Board General Counsel Services. (25-1046)

Chair Rex Richardson introduced this item and explained that many LACAHS Board Members may be familiar with Best Best & Krieger (BBK) and their level of experience. To that end, it would be favorable for LACAHS Board to have more experienced Counsel helping LACAHS Board as it develops its Strategic Plan.

Chair Rex Richardson and Ryan Johnson thanked the Office of County Counsel for their legal services support since inception of the LACAHS Board.

Opportunity was given to members of the public to address the LACAHS Board. Devon Woodfine, who joined meeting virtually was called upon to address the Board; however, he did not address the LACAHS Board virtually.

On motion of Board Member Kevin Murray, seconded by Board Member Emma Sharif, the LACAHS Board approved this item. Said motion was duly carried by the following vote:

Ayes: 16 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Board Member Marqueece Harris-Dawson, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashael Majid (for Board Member Nithya Raman), Board Member Emma Sharif and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - 1st Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Lindsey P. Horvath, Board Member Jed Leano and Board Member Kome Ajise

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4. Recommendation to amend the Memorandum of Understanding ("MOU") between LACAHSa, the County of Los Angeles, and United Way, Inc. regarding administrative, legal and other support services for LACAHSa (dated August 27, 2024) to remove United Way, Inc. as a party to the MOU, and to remove the Office of County Counsel and its related legal support services, effective February 28, 2025. (25-1049)

Chair Rex Richardson introduced this item and thanked United Way of Greater Los Angeles (United Way) and the Los Angeles Office of the County Counsel. He added that LACAHSa is in a favorable position today because of the early assistance from United Way and the Los Angeles County Office of the County Counsel.

Chair Rex Richardson explained that approval of this item will end the Memorandum of Understanding (MOU) with United Way and will also end legal support services from the Los Angeles County Office of the County Counsel, on February 28, 2025.

Chair Rex Richardson announced that before proceeding with approval of this item, LACAHSa members or alternate members must confirm if they have any disclosable non-interest in the agenda item. Participants were asked to respond "yes" if they were affiliated with the County Board of Supervisors or county staff, and "no" otherwise. Responses were as follows:

| Board Members | Interest | Board Members | Interest |
|--|-----------------|--|-----------------|
| Chair Rex Richardson | No | Board Member Natalie Knott | No |
| 1 st Vice Chair Miguel A. Santana | Absent | Board Member John A. Mirisch | No |
| 2 nd Vice Chair Victor A. Sanchez | No | Board Member Holly J. Mitchell | Yes |
| Board Member Karen Bass | No | Board Member Kevin Murray | No |
| Board Member Kathryn Barger | Absent | Board Member Zerita Jones | No |
| Board Member Jorgel Chavez | Absent | Board Member Kome Ajise | Absent |
| Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs) | No | Board Member Jed Leano | Absent |
| Board Member Alan Greenlee | No | Board Member Emma Sharif | No |
| Alternate Member Ivan Sulic (for Board Member Janice Hahn) | Yes | Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis) | Yes |
| Board Member Marqueece Harris-Dawson | No | Alternate Board Member Mashaël Majid (for Board Member Nithya Raman) | Yes |
| Board Member Lindsey P. Horvath | Absent | Board Member Jonathan Jager | No |

Ryan Johnson also thanked United Way and the Los Angeles County Office of the County Counsel for their support to LACAHSa.

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

This item was duly carried by the following vote:

Ayes: 16 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Board Member Jorgel Chavez, Board Member Marqueece Harris-Dawson, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashael Majid (for Board Member Nithya Raman), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - 1st Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Lindsey P. Horvath, Board Member Jed Leano, and Board Member Kome Ajise

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5. Recommendation to approve the attached LACAHSa Budget Re-allocation for the Period of January 1, 2025 to June 30, 2025, as follows:
 - a. Find that this action is not a project under the California Environmental Quality Act (CEQA); and
 - b. Authorize and approve the attached LACAHSa Budget Re-allocation, including all stated allocations and expenditures for the positions and purposes set out and described in the attached LACAHSa Budget, subject to the availability of funds from Measure A, the County of Los Angeles Loan (Funding) Agreement, or any other available LACAHSa revenue, including grants, donations and other loan amounts. (25-1051)

Chair Rex Richardson introduced this item and called upon LACAHSAs Interim CEO Ryan Johnson to update the Board on the Budget Re-allocation.

Ryan Johnson reported the following:

- **\$361,000 LACAHSAs Budget increase is a one-time expense.**
- **Timing did not permit LACAHSAs to use the assistance of the Southern California Association of Governments (SCAG) for the funding and staffing plan. Therefore, HR&A Advisors Inc. was hired for this endeavor which required an additional \$200,000. LACAHSAs is uncertain whether the entire \$200,000 will be used.**
- **\$80,000 was allocated to the LACAHSAs Ad-Hoc Committees for any consultant needs and/or legal services needed. Due to feedback received from the Ad-Hoc Committees, increases were determined as follows: 1) \$30,000 for the positions of Chief of Staff and Inspector General; 2) \$10,000 for the position of Managing Director of Strategic Plan; and 3) \$5,000 for the positions of Chief of Staff and Chief Financial Officer.**
- **A substantial Budget reduction of \$200,000 was also achieved mainly for the position of the Executive Assistant and Inspector General, and from General Counsel services.**

Chair Rex Richardson asked if there is a timeline for LACAHSAs receipt of grant monies from SCAG. Ryan Johnson responded that work is being done with SCAG to implement changes in SCAGs scope of work to enable LACAHSAs to start receiving SCAG grant monies; the Council of Governments (COGS) are working with SCAG on this endeavor. Ryan Johnson estimates that this will be done in 6 weeks and should be underway in the next four months.

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

This item was duly carried by the following vote:

Ayes: 17 - Chair Rex Richardson, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Board Member Marqueece Harris-Dawson, Board Member Jorgel Chavez, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashaël Majid (for Board Member Nithya Raman), Board Member Emma Sharif, and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - 1st Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Lindsey P. Horvath, Board Member Jed Leano and Board Member Kome Ajise

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

III. REPORTS

6. Receive and File the Oral Report of the Interim CEO.
 - a. Agency Staffing; and
 - b. Report back on proposed future LACAHSAs coordination activities with cities, the County, Councils of Governments, Public Housing Authorities, and Charities related to the 2025 Fires and Windstorm with the County of Los Angeles region. (25-1053)

Chair Rex Richardson introduced this item and presented Ryan Johnson, the Interim CEO of LACAHSAs.

Ryan Johnson introduced Natalie Donlin-Zappella, Director of Partnerships and Climate Practice for Global Policy Leadership Academy and Edwin Peart, Housing and Homelessness Curriculum Senior Specialist for Global Policy Leadership Academy. He added that both, Natalie Donlin-Zappella and Edwin Peart have been working on the LACAHSAs metrics.

Natalie Donlin-Zappella reported that LeSar has been diligently working to develop the LACAHSAs metrics. She further added that great data has been received from sources like the LTRHA, the Tax Credit Assistance Program (TCAP) and other partners. LeSar will have a draft to Ryan Johnson on February 28, 2025 and is on schedule to have a final draft of the metrics for the LACASHA Board's consideration by its next meeting.

Ryan Johnson further added the following:

- HR&A Advisors have been hired to handle LACAHSAs funding and staffing plan. They are an excellent group with significant experience that will take the metrics LeSar worked on and will give us a robust vision of what LACAHSAs can do strategically and what will come forward in the next one to five years;
- LACAHSAs is no longer an agency of one staff member, as of last Friday, an offer was extended and accepted by the Chief of Human Resources.
- LACAHSAs is working with three search firms on staffing; 1) the Byers Group is working on finding a suitable candidate for the LACAHSAs Inspector General; 2) Jackson Lucas is working on the search for the Managing Director of Strategic Investments; and 3) Kistner Eddy Executive Services (KEES) is searching for the Chief Financial Officer.
- He (Ryan Johnson), together with the Jackson Lucas search firm, have identified the a person for the position of the Managing Director of Strategic Investments and are ready to submit an offer over the next two weeks;
- KEES is actively working on recruitment of the LACASHA Chief of Staff. There have been approximately 500 resumes received for the position of Chief of Staff;
- Based on feedback received from the LACAHSAs Board, a job bulletin will be issued for the LACAHSAs Director of Programs and Policy;
- He (Ryan Johnson) held a meeting with Community Development Financial Institutions (CDFIs) and philanthropy to discuss how LACAHSAs, CDFIs, and philanthropy could work together within Measure A's five-year strategic plan to build out a larger fund to help wildfire victims. Work will continue on this endeavor and feedback from meetings with the CDFIs and philanthropy will be provided to Tomiquia Moss, Secretary of the Business, Consumer Services and Housing Agency at a meeting scheduled to take on March 6, 2025.

Board Member Holly J. Mitchell asked if discussions were had with the CDFI's, about how to give relief to the people affected by the wildfires more quickly. Ryan Johnson answered that discussions were had with CDFI's and philanthropy to increase the LACAHSAs five-year plan fund. The fund increase could be used for example to help individuals rebuild their houses or build affordable housing in the impacted areas.

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

After discussion, on motion of Board Member Jorgel Chavez, seconded by Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), 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, Board Member Karen Bass, Board Member Marqueece Harris-Dawson, Board Member Jorgel Chavez, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashael Majid (for Board Member Nithya Raman), Board Member Emma Sharif and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - 1st Vice Chairperson Miguel A. Santana, Board Member Kathryn Barger, Board Member Lindsey P. Horvath, Board Member Jed Leano and Board Member Kome Ajise

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

7. Receive and file Report of the Budget and Administrative Executive Committee. (25-1054)

Chair Rex Richardson presented this item and called upon Ryan Johnson, Interim CEO of LACAHS to give this report.

Ryan Johnson reported that at the Budget and Administrative Executive Committee (Executive Committee), the Executive Committee:

- **Unanimously recommended that the LACAHS Board adopt the budget re-allocation discussed and approved under Item No. 5 of this meeting;**
- **Discussed LACAHS's staffing and hiring developments; and**
- **Discussed LACAHS's metrics, staffing, and funding plan.**

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

After discussion, on motion of Board Member Zerita Jones, seconded by Board Member Jonathan Jager, 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, Board Member Karen Bass, Board Member Marqueece Harris-Dawson, Board Member Jorgel Chavez, Alternate Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate 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, Alternate Member Mashael Majid (for Board Member Nithya Raman), Board Member Emma Sharif and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 5 - 1st Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Lindsey P. Horvath, Board Member Jed Leano, and Board Member Kome Ajise

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

V. MISCELLANEOUS

Matters Not Posted

8. 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. (25-1055)

Alternate Member Ivan Sulic questioned LACAHSAs's involvement in the Los Angeles County Budget process. He added that the County Budget is currently experiencing a \$35 million deficit, and asked if there are plans for LACAHSAs to assist in lowering the County Budget deficit. Ryan Johnson, indicated to having had discussions with the County and would like LACAHSAs and the County to work together. He welcomes further discussion is willing to help if it is within the LACAHSAs's strategic plan and the agency's framework. Chair Rex Richardson expressed the importance of LACAHSAs, as a new agency, to stay within its framework and focus on the three P's, Production, Preservation and Prevention.

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

Public Comment

9. Public Comment/Written Correspondence 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. (25-1056)

Martha Arana, Staff, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors announced the receipt of written correspondence from the Measure A Older Adults Advocacy Group and that copies were provided to the LACAHSAs Board.

Opportunity was given to members of the public to address the LACAHSAs Board. Mike Feuer, Asher Landell, Shane Hanson and Devon Woodfine made in-person public comments. Jenna Hauss made a virtual public comment.

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

Adjournment

10. Adjournment of the February 19, 2025, meeting of the Los Angeles County Affordable Housing Solutions Agency. (25-1057)

Chair Rex Richardson adjourned the LACAHSAs meeting at 2:18 p.m.