



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://lakahsa.gov>

Wednesday, March 12, 2025

9:00 AM

AUDIO FOR THE ENTIRE MEETING (25-1665)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (25-1310)

Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:25 a.m.

Rhonda Rangel, Assistant Division Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted roll call; the following Board Members were:

Present: Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Board Alternate Board Member Anders Corey (for Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Janice Hahn, Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), 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, Alternate Board Member Ronson Chu (for Board Member John A. Mirisch), Board Member Holly J. Mitchell, Board Member Kevin Murray, Board Member Nithya Raman, Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis), and Board Member Kome Ajise (non-voting)

Absent: Board Member Jason Gibbs, Board Member Alan Greenlee, and Board Member Emma Sharif

2. Items to be Added or Reordered on the Agenda. (25-1514)

There was no action taken on this item.

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

II. CONSENT CALENDAR

3. Approval of the February 19, 2025 LACAHSa Regular Meeting Minutes.
(25-1311)

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

On motion of Board Member Holly J. Mitchell, seconded by Board Member Jed Leano, the LACAHSa Board approved the minutes of the meeting of February 19, 2025. 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, Board Member Karen Bass, Alternate Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Janice Hahn, Alternate Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), Alternate 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, Alternate Board Member Ronson Chu (for 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 - Board Member Jason Gibbs, Board Member Alan Greenlee and Board Member Emma Sharif

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

4. Approve and Adopt Resolution of the Governing Board of the Los Angeles County Affordable Housing Solutions Agency Authorizing Banking Services with PNC Bank, N.A., Authorizing Execution of Necessary Documents to Open Banking Services Accounts with PNC Bank, N.A., Designating Individuals as Authorized Signers on Accounts with PNC Bank, N.A., and Granting Signatory Authority and Banking Management Powers to Said Designated Individuals, to Support the Business Needs of LACAHSa ("Resolution No. 3"). (25-1515)

Board Member Kevin Murry requested this item was pulled from the Consent Calendar for discussion.

Chair Rex Richardson introduced this item that was pulled from the Consent Calendar at the request of Board Member Murray, and called upon LACAHSa Interim CEO, Ryan Johnson, to update and/or respond to any questions by the LACAHSa Board on the opening of a bank account for LACAHSa.

Board Member Kevin Murray and Alternate Member Chelsea Byers (for Board Member Lindsey P. Horvath) suggested using a local bank instead of the PNC Bank. Board Member Janice Hahn asked why PNC Bank was selected. Mr. Johnson explained that PNC Bank was selected because of the bank's flexibility and its low-cost charges; he indicated that other banks had higher fees.

First Vice Chair Miguel A. Santana questioned Best Best and Krieger LLP (BBK), LACAHSa's General Counsel, on the procurement requirements and exception to these requirements that allowed LACAHSa to do a sole source to select PNC Bank.

Paula de Sousa, BBK Partner and LACAHSa's General Counsel responded that selecting a bank is under the Interim CEO's delegated authority to work towards getting LACAHSa operational and to meet critical needs, such as payroll demands. Michael Maurer, BBK Partner and LACAHSa's General Counsel, further explained that there is no specific exception under the procurement process and that the opening of the bank account does not fall under the purchasing requirements. The selection of a bank would be subject to the local LACAHSa rules. Mr. Maurer further added that at the last LACAHSa meeting, the LACAHSa Board approved an item delegating the Interim CEO the ability to execute these types of agreements and today's action before the LACAHSa Board's consideration with this item is identifying and approving the signatories, and not the selection of the PNC Bank.

Board Member Holly J. Mitchell inquired on the amount of the direct deposit transaction with PNC Bank. Ryan Johnson explained that LACAHSAs transferred a low amount of approximately \$40,000 \$50,000 and that the account that was opened with PNC Bank will be used for payroll and operational needs. Mr. Johnson further explained that there will be multiple bank accounts with possibly other financial institutions to be opened for LACAHSAs in the near future.

Board Member Janice Hahn indicated that the item before the LACAHSAs Board's consideration was not only to identify and approve signatories but to also approve the selection of the PNC Bank and have PNC services the LACAHSAs Board with other business needs beyond payroll.

Mr. Maurer further explained that Board Member Hahn was correct and that the item was also to approve a resolution to open an account with PNC Bank and called upon, Mr. Johnson to elaborate on uses of the account with PNC. Mr. Johnson further added that in the future, PNC Bank may be used for other LACAHSAs business needs; however, currently the account will be used for payroll purposes only.

Chair Rex Richardson reiterated, and Mr. Johnson confirmed, the bank account with PNC Bank will be for payroll and operations and that there will be a more robust process when the investment accounts are opened.

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 Holly J. Mitchell, seconded by Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis), the LACAHS Board approved this item. Said motion was duly carried by the following vote:

- Absent:** 18 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Jorgel Chavez, Board Member Janice Hahn, Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), 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, Alternate Board Member Ronson Chu (for 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)
- Ayes:** 3 - Board Member Jason Gibbs, Board Member Alan Greenlee, and Board Member Emma Sharif

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

III. DISCUSSION & ACTIONS

5. Presentation and Discussion on Recommendation to Approve and Adopt, LACAHSAs Draft Baseline and Target Metrics and Public Engagement Process.
 - a. Presentation on LACAHSAs Draft Baseline and Target Metrics:
 - i. Edwin Peart, Senior Associate, Global Policy Leadership Academy
 - ii. Farzad Mashhood, Senior Associate, LeSar Development Consultants
 - iii. Gabriel Speyer, Senior Principal, LeSar Development Consultants
 - iv. Natalie Donlin-Zappella, Director, Global Policy Leadership Academy
 - v. Ryan Johnson, Interim CEO, Los Angeles County Affordable Housing Agency
 - b. Discuss Recommendation to Approve and Adopt LACAHSAs Draft Baseline and Target Metrics:
 - i. Approve and Adopt LACAHSAs Draft Baseline and Target Metrics and Public Engagement Process. (25-1459)

Chair Rex Richardson thanked the LeSar Team and LACASHAs Interim CEO, Ryan Johnson, for their hard work on: 1) the baselines and target metrics that were prepared for the LACAHSAs Board’s consideration under this item; 2) the quick turnaround on hiring LACAHSAs’ s employees, and 3) the coordination with the Los Angeles County Leadership Table for Regional Homeless Alignment (LTRHA) and stakeholders for these initial draft baselines and development of target metrics to address the Homeless Initiative, under Measure A’s goals.

Ryan Johnson, LACAHSAs Interim Chief Executive Officer, Edwin Peart, Senior Associate, Global Policy Leadership Academy Natalie Donlin-Zappella, Director, Global Policy Leadership Academy, Gabriel Speyer, Senior Principal, LeSar Development Consultants, and Farzad Mashhood, Senior Associate, LeSar Development Consultants, made a presentation and responded to questions posed by the LACAHSAs Board.

Michael Maurer, Partner with BBK, LACAHSAs General Counsel, went over the process of the requirement under Measure A to adopt metrics by April 1, 2025. He explained that the idea is to adopt the metrics being presented with the direction that some information may need to be reviewed and refined in the next few months.

Paula de Sousa, LACAHSAs General Counsel, also indicated that baseline metrics and goals for consideration by the LACASHA Board must be approved by April 1, 2025 and that they can be modified.

First Vice Chair Miguel A. Santana thanked the presenters and acknowledged that the proposed goals and metrics are not 100% in alignment with the goals and metrics adopted by the Los Angeles County Leadership Table for Homeless Alignment (LTRHA), at the LTRHAs last meeting. He further explained that this is fine because it is important to understand that this is the beginning of something new, a paradigm shift trying to make real alignment so that in five years there is actual clarity on regional goals for these key areas. There were certain aspects of the recommendations by the LTRHA that he believes are worth considering by the LACAHSAs Board. For example, one recommendation is that the LACAHSAs Board recommend equity goals to acknowledge, for example, the disproportionality of Black, Indigenous, People of Color (BIPOC) people, as LACAHSAs moves forward with this process. To that end, LACAHSAs should also consider recommending equity as one of LACAHSAs established core values as well as incorporating conditions for success in the work of the LACAHSAs Board. The LACAHSAs Board should also spend time thinking about interim housing and monitoring federal uncertainty and its assumptions carefully as LACAHSAs reevaluates these goals. First Vice Chair Santana indicated that part of establishing goals is creating a framework to reform the current system. This is a way to evaluate how programs work to get LACAHSAs closer to reaching goals, cost per unit, outdated requirements, and other limitations to the existing system. There is still a long way to go. He supports adopting the bare minimum targets as required by Measure A, and continue the conversation on the proposed strategies. First Vice Chair Santana further asked LACAHSAs Interim CEO, Ryan Johnson, to go over the proposed goals (specifically the numbers) in detail to identify what the LACAHSAs Board will be adopting as bare minimum metrics, under this item.

Ryan Johnson read into the record the following numbers from the draft metrics that would be adopted as bare minimum targets, if approved by the LACAHSAs Board:

Draft Metrics for Measure A Goal 4 (Prevent people from falling into homelessness):

- **Measure 4A Prevention. A baseline of 63,202 in FY 23 24 to a target of 50,561 people in 2030.**
[For context: Measure 4A Prevention. Decrease by 20% in five years the number of people who become newly homeless (as measured in administrative data), from a baseline of 63,202 in FY 23 24 to a target of 50,561 people in 2030.]
- **Measure 4B Prevention: A baseline of 1,796 in FY 23/24 to a target of 22,116 to 23,829 in the next 5 years;**
[For context: Measure 4B Prevention: Increase the successful impact of flexible eviction and homeless prevention services (as measured in administrative data) from a baseline of 1,796 in FY 23/24 to a target of 22,116 to 23,829 in the next 5 years, or an average of 4,423 to 4,766 per year.]
- **Measure 4C Prevention: A baseline of 8,377 in FY 23 24 to a target of 85,103 to 91,693 in the next 5 years; and**
[For context: Measure 4C Prevention: Increase access to legal support services for tenant households from a baseline of 8,377 in FY 23 24 to a target of 85,103 to 91,693 in the next 5 years, or an average of 17,021 to 18,339 per year.]

DRAFT Metrics for Measure A Goal 5 (Increase the number of affordable housing units in Los Angeles County):

- **Total Projected Production of 1,800 units low end for production over next five years; and**
[For context: The production metrics full range would be 1,800 to 3,340 homes per year, or a total of 9,000 to 16,700 homes over the next five years]
- **Total Projected Preservation of 420 units per year over the next five years.**
[For context: The preservation metrics full range would be 370 to 426 homes per year, or a total of 1,850 to 2,130 over the next five years.]

Mr. Johnson further added that there will be discussions with the LTRHA and ECRHA on the 20% metric goal and further investigation on the prevention issue and assumptions around Area Medium Income (AMI), as requested by First Vice Chair Santana.

Opportunity was given to members of the public to address the LACAHS Board. Mike Feuer, Alfonso Directo Jr., Lily Piedra, Eva Garcia, and Esmeralda Batista made in person public comments. Nazir Abuyounes, Mike Dennis, Amy Linda, Brad West, Barbara Schultz and Jessica Melendez, provided virtual public comment. Written correspondence was received from ACT LA, Long Beach Residents Empowered (LiBRE), Strategic Action for Just Economy (SAJE), and Trust South LA. The correspondence was received and distributed to the LACAHS Board.

After discussion, on motion of Chair Rex Richardson, seconded by Board Member Holly J. Mitchell, the LACAHS Board took the following actions:

1. **Adopted the following Draft Metrics for Measure A Goal 4 (Prevent people from falling into homelessness):**
 - **Measure 4A Prevention. A baseline of 63,202 in FY 23 24 to a target of 50,561 people in 2030.**
[For context: Measure 4A Prevention. Decrease by 20% in five years the number of people who become newly homeless (as measured in administrative data), from a baseline of 63,202 in FY 23 24 to a target of 50,561 people in 2030.]
 - **Measure 4B Prevention: A baseline of 1,796 in FY 23/24 to a target of 22,116 to 23,829 in the next 5 years;**
[For context: Measure 4B Prevention: Increase the successful impact of flexible eviction and homeless prevention services (as measured in administrative data) from a baseline of 1,796 in FY 23/24 to a target of 22,116 to 23,829 in the next 5 years, or an average of 4,423 to 4,766 per year.]
 - **Measure 4C Prevention: A baseline of 8,377 in FY 23 24 to a target of 85,103 to 91,693 in the next 5 years; and**
[For context: Measure 4C Prevention: Increase access to legal support services for tenant households from a baseline of 8,377 in FY 23 24 to a target of 85,103 to 91,693 in the next 5 years, or an average of 17,021 to 18,339 per year.]
2. **Adopted DRAFT Metrics for Measure A Goal 5 (Increase the number of affordable housing units in Los Angeles County):**
 - **Total Projected Production of 1,800 units low end for production over next five years; and**
[For context: The production metrics full range would be 1,800 to 3,340 homes per year, or a total of 9,000 to 16,700 homes over the next five years]

- **Total Projected Preservation of 420 units per year over the next five years.**

[For context: The preservation metrics full range would be 370 to 426 homes per year, or a total of 1,850 to 2,130 over the next five years.]

3. **Declared its intent to incorporate equity as one of LACAHSAs established core values as well as incorporating conditions for success in LACAHSAs work;**
4. **Declared its intent to have discussions with the LTRHA and ECRHA on the 20% metric goal and further investigation on the prevention issue and assumptions around Area Medium Income (AMI); and**
5. **Declined the adoption of the proposed programmatic strategies presented under this item related to the target.**

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, Board Member Karen Bass, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Jorgel Chavez, Board Member Janice Hahn, Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), 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, Alternate Board Member Ronson Chu (for 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 - Board Member Jason Gibbs, Board Member Alan Greenlee, and Board Member Emma Sharif

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

6. Presentation and Discussion on Recommendation to Approve and Adopt LACAHSAs Citizens' Oversight Committee Charter.

a. Approve and Adopt LACAHSAs Citizens' Oversight Committee Charter.
(25-1108)

Chair Rex Richardson introduced the item and explained the purpose of this item is to adopt a charter to form the LACAHSAs Citizens' Oversight Committee (COC) and clarify the COCs roles and procedures (bylaws). Establishing the COC is a requirement under SB 679. The COC will review and approve LACAHSAs annual expenditure plan before it comes to LACAHSAs full Board for 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 Jed Leano, seconded by Board Member Natalie Knott, 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, Board Member Karen Bass, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Janice Hahn, Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), 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, Alternate Board Member Ronson Chu (for 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 - Board Member Jason Gibbs, Board Member Alan Greenlee, and Board Member Emma Sharif

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

IV. PRESENTATION

7. Presentation on LACAHSa Draft Policy/Program Recommendations.
- a. Isela Gracian, Chair, Production, Preservation, and Homeownership (PPO)
 - b. Natalie Knott, Chair, Tenant Protections and Support (TPS)
 - c. Jorgel Chavez, Chair, Local City Coordination and Capacity Building (LCCCB)
 - d. Edwin Peart, Senior Associate, Global Policy Leadership Academy
 - e. Natalie Donlin-Zappella, Director, Global Policy Leadership Academy
 - f. Ryan Johnson, Interim CEO, Los Angeles County Affordable Housing Agency (25-1519)

Chair Rex Richardson indicated that due to time constraints at today's meeting, he requested presenters to come back at the next LACAHSa meeting to provide their presentation.

Therefore, on motion of Board Member Jed Leano, seconded by Board Member Jorgel Chavez, the LACAHSa Board continued this item to the next LACAHSa regular meeting. Said motion was duly carried by the following

Ayes: 18 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Board Member Karen Bass, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Janice Hahn, Alternate Board Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), 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, Alternate Board Member Ronson Chu (for 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 - Board Member Jason Gibbs, Board Member Alan Greenlee, and Board Member Emma Sharif

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

V. REPORTS

8. Receive and File the Interim CEO Oral Report. (25-1461)

Chair Rex Richardson introduced this item and called upon LACAHSAs Interim CEO, Ryan Johnson, to give his oral report.

Ryan Johnson reported that the HR&A Team has been engaged in LACAHSAs funding and staffing plan, and that Team has begun reaching out to the LACAHSAs Board Members or will be reaching out by the end of the week to seek Board Members' participation. He further added that Board Member who wants to be involved in the LACAHSAs funding and staffing plan should contact HR&A Team or him (Ryan Johnson) directly.

Mr. Johnson also reported that he will no longer be the only LACAHSAs employee; two employees will be joining the LACAHSAs workforce soon with an additional four employees joining over the next month. The hiring of the Chief Financial Officer is also underway as well as the search for the LACAHSAs Inspector General. Mr. Johnson informed Board Members of his intention to hold meetings with LACAHSAs Board Members on an individual basis, within the next month, to discuss LACAHSAs strategic plan.

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

IV. MISCELLANEOUS

Matters Not Posted

9. Matters not posted on the agenda, to be placed on the agenda for action at a future meeting or matters that require 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 distribution of the LACAHSAs Agenda. (25-1312)

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 the LACAHSAs Agenda. (25-1313)

Rhonda Rangel, Assistant Division Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors announced the receipt of public comment video links from the Measure A Older Adults Advocacy Group, Meals on Wheels West, ONEgeneration and Affordable Living for the Aging. Video links were sent to the LACAHSAs Board and will be added to the meeting minutes for this meeting.

Opportunity was given to members of the public to address the LACAHSAs Board. Devon Woodfine and Cheon Kim made in person public comments.

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

Adjournment

11. Adjournment of the March 12, 2025, meeting of the Los Angeles County Affordable Housing Solutions Agency. (25-1334)

Chair Rex Richardson adjourned the LACAHSAs meeting at 12:02 p.m.