



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>

Thursday, April 11, 2024

9:00 AM

AUDIO FOR ENTIRE MEETING. (24-1385)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (24-1207)

Vice Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 9:15 a.m.

Vice Chair Rex Richardson introduced Adel Hagekhalil, Chief Executive & General Manager, MWD (Metropolitan Water District of Southern California), to the LACAHS Board. Mr. Hagekhalil greeted the LACAHS Board and gave a brief introduction on MWD and its contributions.

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

Present: 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Nithya Raman, Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Kome Ajise (non-voting member)

Absent: Board Member Kathryn Barger, Board Member Jason Gibbs, Board Member Janice Hahn, Board Member Jenna Hornstock, Board Member Zerita Jones, Board Member Jed Leano, Board Member Emma Sharif and Board Member Hilda L. Solis

2. Approval of the March 27, 2024, Meeting Minutes. (24-1208)

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 Almas Sayeed , seconded by Alternate Member Chelsea Byers (for Supervisor Lindsey P. Horvath), the LACAHS Board approved the minutes of the meeting of March 27, 2024. Said motion was duly carried by the following vote:

Ayes: 13 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, and Board Member Almas Sayeed

Absent: 7 - Board Member Kathryn Barger, Board Member Jason Gibbs, Board Member Janice Hahn, Board Member Zerita Jones, Board Member Jed Leano, Board Member Emma Sharif and Board Member Hilda L. Solis

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

II. DISCUSSIONS

3. Discuss and take appropriate action on the need for, and process for developing guidelines for use of, consensus building tools for Ad Hoc Committee meetings, workshops and/or regular Board meetings (including the Gradients of Agreement facilitation tool (Developed in 1987 by Sam Kaner, Duane Berger and the staff of Community At Work and described in Sam Kaner's book the Facilitator's Guide to Participatory Decision-Making (3d Ed. April 2014, Jossey-bass Business & Management Series. (24-1209)

Vice Chair Rex Richardson presented the item and reported that the Gradients of Agreement facility tool may be used for LACAHSAs future Ad Hoc Committees and Regular Board Meetings. He added that the Gradients of Agreement facilitation tool will not replace taking official motions and votes but will instead be used to establish a different culture for creative input and will be a useful way for LACAHSAs to move forward.

Natalie Donlin-Zappella, Director of Partnership & Climate Practice at LeSar, made a presentation on the Gradients of Agreement facilitation tool and responded to questions posed by the LACAHSAs Board.

After the presentation, Vice Chair Rex Richardson offered a brief demonstration the Gradients of Agreements tool to help the LACAHSAs Board better understand the process.

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 Isela Gracian (for Chair Holly J. Mitchell), seconded by Board Member Jorge Chavez, the LACAHSAs Board approved use of the Gradients of Agreement tool at future LACAHSAs Ad-Hoc Committee Meetings, workshops, and/or regular LACAHSAs Board meetings. Said motion was duly carried by the following vote:

Ayes: 13 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Victor A. Sanchez, and Board Member Almas Sayeed

Absent: 9 - Board Member Karen Bass, Board Member Kathryn Barger, Board Member Jason Gibbs, Board Member Janice Hahn, Board Member Jenna Hornstock, Board Member Zerita Jones, Board Member Jed Leano, Board Member Emma Sharif and Board Member Hilda L. Solis

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[Public Comment/Written Correspondence](#)

4. Discuss and Take Appropriate Action on the Proposed LACAHSAs 2024 Guiding Policy Questions as introduced by the Budget and Administrative Ad-Hoc Executive Committee. (This item was continued from the meeting of March 27, 2024) (24-1077)

Vice Chair Rex Richardson presented the Proposed LACAHSAs 2024 Guiding Policy Questions as introduced by the Budget and Administrative Executive Ad Hoc Committee. He added that the proposed Guiding Policy Questions are a preliminary policy platform that establishes LACAHSAs key goals and prepares the LACAHSAs to receive and strategically deploy funding at scale. Vice Chair Rex Richardson further added that the Executive Ad Hoc Committee developed an initial set of guiding questions to help spearhead this policy platform, and the full LACAHSAs Board's feedback is needed to move forward.

Vice Chair Rex Richardson introduced Edwin Peart, Associate with LeSar development consultant to present the item.

Edwin Peart introduced himself to the Board and indicated that the Budget and Administrative Executive Ad Hoc Committee has worked on developing key topics and questions to engage and serve as a general guide for LACAHSAs 2024 Board meeting agendas and conversations, and to move forward to developing a broader regional vision and targets.

Isela Gracian (Alternate for Chair Holly J. Mitchell) acknowledged the one-year anniversary of the LACAHSAs Board which held its first meeting in April of 2023. She indicated that the current placement of LACAHSAs is appropriate, and the foundation, which is critical for the future work, has been set by the LACAHSAs Board.

Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass) and Board Members, Alan Greenlee, Jonathan Jager, Kome Ajise, Almas Sayeed, John Mirisch and 2nd Vice Chair Miguel A. Santana collectively addressed the LACAHSAs Board and recommended that the following questions and recommendations be considered to be added to LACAHSAs Guiding Policy Questions document:

- **How might LACAHSAs serve as a regional leader and advocate to help address historic inequities and disparities in affordable housing?**

- How might LACAHSa build an indicator that allows the agency to measure whether LACAHSa's work is leading to a reduction in the number of people that are struggling to pay rent or mortgages?
- How might LACAHSa: a) be more detailed about the number of units of affordable housing it is creating; b) define what affordable housing means (i.e., households that make less than 30% needed for housing); c) create housing near job sectors and resources, and d) address infill and alternate land banking and utilizing other planning approaches to expedite creating affordable housing?
- How would LACAHSa identify and set time based measurable objectives that are reflected in a strategic plan that is updated as needed?
- What is LACAHSa's overarching policy on equity and ensuring no net loss of affordable housing?
- How might LACAHSa best ensure affordable housing public education is conducted on parallel tracks with overall policy and strategic development and funding opportunities so that the public is aware of affordable housing opportunities and resources?
- How might LACAHSa set forward a policy direction that ensures outreach to state and federal funding opportunities?
- How might LACAHSa ensure environmental justice and sustainability principles are captured within its policy efforts, programmatic build out, administration and direction (e.g., benchmarking and community input on these issues as well)?
- How might LACAHSa remain informed or aware of external factors (e.g., age income, income inequality etc.) that influence affordable housing—are there algorithms or other methods available to use to ensure LACAHSa remain informed as it makes decisions and applies funding to programmatic focus?

Opportunity was given to members of the public to address the LACAHSa 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 LACAHS Board: a) approved the use of the LACAHS 2024 Guiding Policy Questions b) subject to incorporation of the additional questions (detailed above) shared by the LACAHS Board Members into the 2024 Guiding Policy Questions document; and c) subject to additional Board review and re-consideration of the amended 2024 Guiding Policy Questions document at the May 29, 2024 LACAHS meeting. Said item was duly carried by the following vote:

Ayes: 12 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Victor A. Sanchez, and Board Member Almas Sayeed

Absent: 8 - Board Member Kathryn Barger, Board Member Jason Gibbs, Board Member Janice Hahn, Board Member Jenna Hornstock, Board Member Zerita Jones, Board Member Jed Leano, Board Member Nithya Raman, Board Member Emma Sharif and Board Member Hilda L. Solis

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

III. PRESENTATIONS

5. Presentation by the Bay Area Housing Finance Authority (BAHFA) on Regionalism & Resources for 9 Counties.

- Kate Hartley, Section Director, BAHFA (24-1211)

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 Isela Gracian (for Chair Holly J. Mitchell), seconded by Board Member Almas Sayeed, the LACAHS Board continued this item to the next LACAHS meeting scheduled for May 29, 2024, at 1:00 p.m. Said motion was duly carried by the following vote:

Ayes: 13 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, and Board Member Almas Sayeed

Absent: 7 - Board Member Kathryn Barger, Board Member Jason Gibbs, Board Member Janice Hahn, Board Member Zerita Jones, Board Member Jed Leano, Board Member Emma Sharif and Board Member Hilda L. Solis

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

6. Presentation by the Los Angeles Business Council (LABC) on Current Research and Recommendations to Support LACAHSAs Efforts.

- Mary Leslie, President, LABC (24-1210)

Vice Chair Rex Richardson presented the item and introduced Mary Leslie, President of the Los Angeles Business Council (LABC). Vice Chair Rex Richardson explained that the presentation will highlight affordable housing research and recommendations for LACAHSAs to consider as it develops its affordable housing policy framework and operating structure. Nothing presented here today by LABC serves as or represents an endorsement by LACAHSAs; however, LACAHSAs wants to hear and see how LACAHSAs can incorporate some of the concepts presented.

Mary Leslie greeted and introduced herself to the LACAHSAs Board. She also introduced LABCs executive leadership, David Nahai, David Nahai Companies, Joss Tillard Gates, Clark Construction, and Christy Hayek, LABC, who attended the LACAHSAs meeting. Mary Leslie and LABCs Executive Team addressed the LACAHSAs Board and responded to questions.

Vice Chair Rex Richardson thanked Mary Leslie and LABCs Executive Team for their presentation.

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. REPORTS

7. Receive and Accept Oral Report by the Budget and Administrative Executive Ad-Hoc Committee. (24-1212)

The following highlights are from Second Vice Chair Miguel A. Santana's oral report :

- **The Budget and Administrative Executive Ad-Hoc Committee is working with LeSar to develop an operations model for LACAHSa and are hoping to bring the operations model to an upcoming LACAHSa Board meeting; and**
- **As reminded earlier, April 2024 is one-year since LACAHSa was established and its leadership selected. At the May LACAHSa meeting, LACAHSa will begin the process for filling the 2nd Vice Chair position .**

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

After discussion, on motion of Board Member Nithya Raman, seconded by Board Member Victor A. Sanchez, the LACAHSa Board received and filed Second Vice Chair Miguel A. Santana's oral report. Said motion was duly carried by the following vote:

Ayes: 13 - 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, Alternate Board Member Isela Gracian (for Chair Holly J. Mitchell), Board Member Alan Greenlee, Board Member Jonathan Jager, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, and Board Member Almas Sayeed

Absent: 7 - Board Member Kathryn Barger, Board Member Jason Gibbs, Board Member Janice Hahn, Board Member Zerita Jones, Board Member Jed Leano, Board Member Emma Sharif and Board Member Hilda L. Solis

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

8. Receive and Accept Oral Report by the Interim CEO Recruitment/Hiring Ad-Hoc Committee. (24-1213)

The following highlights are from Board Member Victor A. Sanchez's (as Chair of the Interim CEO Recruitment/Hiring Ad Hoc Committee (CEO Ad Hoc Committee)) oral report:

- **Thursday, April 4, 2024, was “Launch Day” for the Opportunity Guide, which is LACAHSAs Chief Executive Officer, job posting;**
- **KEES has promoted the “Opportunity Guide” on multiple social media sites and KEES will continue to generate activity on all platforms. The Opportunity Guide is publicly available on the KEES website and is available to Board Members;**
- **To date, a total of 9 applications in response to the “Opportunity Guide” launch have been received.**

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](#)

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. (24-1214)

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 (LACAHSa) on items of interest that are within the subject matter jurisdiction of LACAHSa. (24-1215)

Opportunity was given to members of the public to address the LACAHSa Board. There was no public comment on this item. However, written correspondence was received by Eugenia Rukhin, and was distributed to the LACAHSa Board.

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

Adjournment

11. Adjournment for the April 11, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-1216)

Vice Chair Rex Richardson indicated that the next LACAHSa meeting will take place on Wednesday, May 29, 2024, at 1:00 p.m. The LACAHSa Board meeting was adjourned at 11:06 a.m.