



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

Wednesday, August 2, 2023

12:00 P.M.

AUDIO FOR THE ENTIRE MEETING. (23-2891)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (23-2618)

Chair Holly J. Mitchell called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 12:13 p.m.

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

Present: Chair Holly J. Mitchell, Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Janice Hahn, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Board Member Jed Leano, Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis), and Board Member Kome Ajise (non-voting member)

Absent: Board Member Karen Bass, Board Member Jenna Hornstock, and Board Member Nithya Raman

2. Approval of the June 28, 2023 Meeting Minutes. (23-2622)

This item was taken after Item No. 9.

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

On motion of Vice Chair Rex Richardson, seconded by Board Member Kathryn Barger, the LACAHS Board approved the minutes of the meeting of June 28, 2023. Said motion was duly carried by the following vote:

Ayes: 17 - Chair Holly J. Mitchell, Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Janice Hahn, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Member Hilda L. Solis)

Absent: 4 - Board Member Karen Bass, Board Member Jenna Hornstock, Board Member Jed Leano, and Board Member Nithya Raman

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

II. PRESENTATIONS

3. Presentation on LA County's Affordable Housing Needs and the Key Challenges and Opportunities for Production and Preservation.
 - Paul Beesemyer, Managing Director, Financial Consulting, California Housing Partnership (23-2711)

Chair Holly J. Mitchell reported the following:

Future LACAHS Board meetings will be focused on organizing shared learning experiences from housing experts to build a collective knowledge that will facilitate the LACAHS Board to make informed policy decisions. She added that LACAHS Board Members have been engaged in securing meeting presenters and that she will continue to encourage LACAHS Board Members' involvement and feedback in this process.

At the last LACAHS Board meeting held on June 28, 2023, the LACAHS Board had to table a presentation from presenter, Ned Resnikoff, Policy Director, from California YIMBY, due to meeting time constraints. Therefore, the LACAHS Board would re-agendize Mr. Resnikoff's presentation at a future LACAHS Board meeting.

The LACAHS Board is adapting future meeting presentations based on scheduling availability and based on topics that are relevant to each future LACAHS Board meeting. At the next regular LACAHS Board meeting scheduled for September 15, 2023, the LACAHS Board will have a presentation on the topic of tenant protections. Presentations under Item Nos. 3 and 4 will continue the discussion related to housing production and preservation needs of the region, and on potential solutions in housing finance models that the LACAHS Board can pursue. These presentations are particularly relevant given that the LACAHS Board, under Item No. 7, will be receiving a report by the LACAHS Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) on LACAHS's application for the Southern California Association of Governments' (SCAG's) Regional Early Action Plan (REAP) 2.0 Grant.

Chair Holly J. Mitchell introduced and welcomed presenter, Paul Beesemyer, Managing Director of Financial Consulting, California Partnership.

Paul Beesemyer made a presentation and responded to questions posed by the LACAHS Board.

During discussion, Second Vice Chair Santana suggested that the LACAHS Board invite [SDS Capital Group](#) to present its financing model, a model that has helped develop permanent supportive housing for the homeless, at a future LACAHS Board meeting.

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](#)

4. Presentation on Affordable Housing Finance and Learnings from New York.
 - James McIntyre, Founder/Consultant, Public Innovate (23-2715)

Chair Holly J. Mitchell welcomed and introduced presenter, James McIntyre, Founder/Consultant, Public Innovate.

James McIntyre 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](#)

5. Legislative Updates on Assembly Bill 1607 and Assembly Bill 1679.

- Los Angeles County Office of the County Counsel (23-2720)

Chair Holly J. Mitchell reported that at the suggestion of a member of the LACAHS Board, a presentation by the Los Angeles County Office of the County Counsel was placed on the agenda to update the LACAHS Board on Assembly Bill (AB) 1607, an amendment to Senate Bill (SB) 679 that established the LACAHS Board, and Assembly Bill (AB) 1679. Chair Holly J. Mitchell welcomed and introduced presenters, Adrienne Patterson, Deputy County Counsel, and Thomas Faughnan, Senior Assistant County Counsel, from the Los Angeles County Office of the County Counsel.

Adrienne Patterson made a presentation detailing an overview of AB 1607 and AB 1679 and responded to questions posed by the LACAHS Board. Thomas Faughnan also responded to questions posed by the LACAHS Board.

During discussion, Second Vice Chair Miguel A. Santana stated that to his knowledge, there is an effort being led by United Way of Greater Los Angeles (UWGLA) to pursue a citizens' initiative to address the issue of revenue sharing and asked if information on this initiative was available.

Thomas Faughnan introduced Greg Bonett, Staff Attorney with Public Counsel, and member of *Our Future LA Coalition* (Coalition), who was present at the meeting, to give an update on the citizens' initiative being led by UWGLA.

Greg Bonett addressed the LACAHS Board, responded to questions, and reported the following:

- **UWGLA, along with other non-profit affordable housing providers, community groups, labor unions, and homeless service providers are members of the Coalition;**

- The Coalition is exploring a citizens' initiative for the November 2024 ballot and is working with a broad range of stakeholders to formulate the initiative;
- The goal of the initiative is to provide a permanent funding source for LACAHSAs and for the complementary programs funded through the County of Los Angeles to combat homelessness;
- The Coalition has partnered with LACAHSAs Member, Lindsey P. Horvath, to host a series of "working group meetings" with a broad range of stakeholders, including elected officials, community groups, business community, and labor unions, to assist with advancing and positioning the measure for the November 2024 ballot; and
- The Coalition is targeting to collect over 260,000 signatures to be able to file the measure by the October 2023 deadline, in order to place the measure on the November 2024 ballot.

Second Vice Chair Santana questioned whether the LACAHSAs Board could approve taking a position of support on AB 1607, on the condition that AB 1607 is amended to allow the LACAHSAs Board to share revenue, allocated for homelessness resources, with the cities within Los Angeles County. Thomas Faughnan indicated that taking a position at today's meeting would not be possible as the item was agendaized as a presentation only. He recommended properly agendaizing an item at a future LACAHSAs Board meeting in order to take a position on AB 1607.

Vice Chair Rex Richardson suggested that discussion on AB 1607 and AB 1679 be agendaized at the next LACAHSAs Budget and Administrative Executive Ad-Hoc Committee (Executive Committee) meeting to allow the Executive Committee to make a recommendation on a position for both bills for the full LACAHSAs Board's consideration, at a future LACAHSAs meeting.

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

Chair Holly J. Mitchell explained that the LACAHSAs Board was not engaging with the State Legislature on AB 1607 or AB 1679 and the item before the LACAHSAs Board at today's meeting was merely for an update on both bills.

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

Chair Holly J. Mitchell explained that the LACAHS Board was not engaging with the State Legislature on AB 1607 or AB 1679 and the item before the LACAHS Board at today's meeting was merely for an update on both bills.

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

III. REPORTS

6. Receive and File a Report by the Interim Chief Executive Officer (CEO) Recruitment/Hiring Ad-Hoc Committee (CEO Ad-Hoc Committee) and Take Appropriate Action to Approve CEO Search Firm Proposal, including the Scope of Work and Timeline, to Conduct a Search for a Consulting Firm to Recruit an Interim/Permanent CEO, and Return to the LACAHS Board, for Approval, Once the Firm has Been Identified for Potential Hire, as Recommended by the CEO Ad-Hoc Committee.

(Continued from the meeting of June 28, 2023) (23-2163)

Board Member, Victor A. Sanchez, Chair of the LACAHS Interim CEO Recruitment/Hiring Ad-Hoc Committee (CEO Committee) gave a verbal report and added that the CEO Committee met in July 2023 and recommended that the LACAHS Board approve the draft proposal for the search of a firm to recruit a LACAHS Interim/Permanent CEO, as detailed in the supporting document for this item.

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 Kathryn Barger, seconded by Vice Chair Rex Richardson, the LACAHS Board took the following actions:

1. Approved the proposal, including the scope of work and timeline for the selection a search firm to recruit an Interim/Permanent CEO;
2. Delegated authority to the Chair of the CEO Committee to execute any necessary amendments or modifications to the proposal; and

3. Instructed the CEO Committee to return to the LCAHSA Board, once the search firm has been identified for potential hire, for approval.

Said motion was duly carried by the following vote:

Ayes: 17 - Chair Holly J. Mitchell, Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Janice Hahn, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Board Member Jed Leano, Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 4 - Board Member Karen Bass, Board Member Jenna Hornstock, Board Member Nithya Raman, and Board Member Emma Sharif

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

7. Receive and File a Report by the Budget and Administrative Executive Ad-Hoc Committee Regarding LACAHSAs Application for the Southern California Association of Governments (SCAG) Regional Early Action Plan (REAP) 2.0 Grant and Approve Scope of Work and Timeline for Selection of a Policy Consultant for LACAHSAs. (23-2673)

Chair Holly J. Mitchell reported that Board Member Kome Ajise, in compliance with Government Code Section 1090, left the Board Room to recuse himself from participation on this item due to his receipt of income from the Southern California Association of Governments (SCAG). She invited Vice Chair Rex Richardson, member of the Executive Committee, to provide the Executive Committee’s report.

Vice Chair Rex Richardson provided a verbal report and reported the following:

- **At the last LACAHSAs Board meeting of June 28, 2023, the LACAHSAs Board gave approval to contract with the consultant, LeSar Development Consultants (LeSar), to apply for the SCAG Regional Early Action Plan (REAP) 2.0 Grant.**
- **The SCAG REAP 2.0 Grant is a great opportunity for the LACAHSAs Board and has also been a great opportunity for the Executive Committee to lead this project.**
- **LeSar has worked closely with the Executive Committee engaging its members’ input to finalize the application.**
- **The supporting document for this item captures a summary of the application which focuses on three key tasks that include: 1) Agency formation and strategic planning; 2) Innovative preservation financing; and 3) open resolution government purpose bond program planning.**
- **SCAG informed the Executive Committee that the LACAHSAs Board’s original ask of \$10 million is not feasible given the REAP Program’s limited funds and other open competitive applications, in the region. Therefore, the amount requested was reduced to \$4.5 million.**
- **A \$4.5 million grant will help the LACAHSAs Board develop its foundational strategic plan, design a few initial programs, including housing finance programs, and will position the LACAHSAs Board to a good start.**

Vice Chair Rex Richardson further reported the following related to securing a Policy Consultant for the LACAHS Board:

- **At the past Executive Committee meeting, the Executive Committee recommended that the LACAHS Board contract with a Policy Consultant to help address near term capacity gaps.**
- **As the LACAHS Board builds its team, a Policy Consultant can help fill key needs, including developing the LACAHS Board's meeting agendas, staffing the LACAHS Executive Committee's meetings, and supporting with other LACAHS Board formation needs.**
- **A supporting document for this item outlines a draft Request for Proposal, the process, and a timeline for contracting a Policy Consultant.**
- **Like other LACAHS Board consultant contracts, this Policy Consultant will be paid through the LACAHS Board's philanthropic fund, and the UWGLA will provide the administrative support for the Policy Consultant search.**
- **Once the Policy Consultant has been identified for hire, the Executive Committee will return to the LACAHS Board with a recommendation, for approval.**

Vice Chair Rex Richardson concluded his report to entertain questions by the LACAHS Board. He also announced that Chul Guigich with LeSar's Policy and Legislative Research and Applications Team was available to respond to question on the REAP 2.0 Grant application, if needed.

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 Jed Leano, seconded by Vice Chair Rex Richardson, the LACAHS Board took the following actions:

- 1. Received and filed the verbal report by Vice Chair Rex Richardson on the LACAHS Board's application for the SCAG REAP 2.0 Grant;**
- 2. Approved the scope of work and timeline for selection of a Policy Consultant for the LACAHS Board;**

3. Delegated authority to the LACAHSa Executive Committee Chair to execute any amendments or modifications to the proposal, if necessary; and
4. Instructed the Executive Committee to return to the LACAHSa Board, once the Policy Consultant has been identified for hire, for approval.

Said motion was duly carried by the following vote:

Ayes: 17 - Chair Holly J. Mitchell, Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Janice Hahn, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Board Member Jed Leano, Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 4 - Board Member Karen Bass, Board Member Jenna Hornstock, Board Member Nithya Raman, and Board Member Emma Sharif

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

8. Receive and File a Report by the Bylaws Ad-Hoc Committee and Take Appropriate Action on the Following:

- LACAHSa Code of Conduct
- LACAHSa Land Acknowledgment

(Continued from the meeting of June 28, 2023) (23-2162)

Chair Holly J. Mitchell reported that the LACAHSa Bylaws Ad-Hoc Committee (Bylaws Committee) had been working on drafting a Code of Conduct and Land Acknowledgment for LACAHSa Board. She called upon Board Member John A. Mirisch, Chair of the Bylaws Committee, to give his report.

Board Member John A. Mirisch reported that the Bylaws Committee has been working to finalize the proposed bylaws for the LACAHSa Board and anticipates having them completed and ready for the full LACAHSa Board's consideration, at its next regular meeting.

Board Member John A. Mirisch further added that the Bylaws Committee also worked and has finalized a proposed Code of Conduct and Land Acknowledgment and are recommending the LACAHSa Board's consideration and adoption of both.

He further suggested that the proposed Code of Conduct be displayed at LACAHSa meetings and appended to LACAHSa's website, posted outside the LACAHSa Board's meeting location and/or distributed during the meeting. However, for the sake of time savings, not read at each meeting, unless necessary.

Board Member John A. Mirisch further recommended that the Land Acknowledgment be read at the beginning of each meeting and inquired if the LACAHSa Board would be amenable to his request to contact the Los Angeles City/County Native American Indian Commission to involve them in the process.

After discussion, on motion of Board Member Jonathan Jager, seconded by Board Member Jorgel Chavez, the LACAHSa Board adopted the proposed Code of Conduct and Land Acknowledgment, as recommended by the LACAHSa Bylaws Ad-Hoc Committee. Said motion was duly carried by the following vote:

Ayes: 17 - Chair Holly J. Mitchell, Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Janice Hahn, Alternate Board Member Chelsea Byers (representing Board Member Lindsey P. Horvath), Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 4 - Board Member Karen Bass, Board Member Jenna Hornstock, Board Member Nithya Raman, and Board Member Emma Sharif

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

IV. DISCUSSION

9. Discuss and Take Appropriate Action on the Proposed LCAHSA Bylaws Introduced by the LCAHSA By-Laws Ad-Hoc Committee. (23-2676)

This item was taken after Item No. 1.

Chair Holly J. Mitchell reported that additional time was needed to ensure that the LCAHSA Bylaws were legally sound. Therefore, this item was continued to the September 15, 2023, regular LCAHSA Board meeting.

By common consent, there being no objection, the LCAHSA Board continued this item to the next regular LCAHSA Board meeting scheduled for September 15, 2023, at 1:00 p.m.

Attachments: [Supporting Document](#)
[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 (LACAHS), subsequent to the posting of the LACAHS agenda. (23-2625)

Second Vice Chair Miguel A. Santana recommended that the LACAHS Board agendize a presentation by the Los Angeles County Homeless Initiative on Measure H, at a future LACAHS Board meeting.

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

Public Comment

11. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency (LACAHS) on items of interest that are within the subject matter jurisdiction of LACAHS. (23-2626)

Opportunity was given to members of the public to address the LACAHS Board. Juay Roybal-Kastl, Organizer/Community Representative with the California Native Vote Project, addressed the LACAHS Board.

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

Adjournment

12. Adjournment for the August 2, 2023 meeting of the Los Angeles County Affordable Housing Solutions Agency. (23-2668)

The meeting was adjourned at 2:34 p.m.

Chair Holly J. Mitchell announced that the next regular LACAHS Board Meeting will take place on September 15, 2023, at 1:00 p.m.