



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

Kenneth Hahn Hall of Administration, 381B
500 W. Temple Street, Los Angeles CA 90012

<http://lacahsa.gov>

Wednesday, May 14, 2025

1:00 PM

AUDIO FOR THE ENTIRE MEETING. (25-3016)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (25-2454)

Chair Rex Richardson called the Los Angeles County Affordable Housing Solutions Agency (LACAHSa) meeting to order at 1:16 p.m.

Chair Richardson announced his participation via teleconference pursuant to AB 2449's "Just Cause" provision for childcare. Commission staff announced Board Member Zerita Jones' participation via teleconference, also pursuant to AB 2449's "Just Cause" provision, for disability. A quorum of the LACAHSa Board was present at the May 14, 2025 LACAHSa meeting; therefore, AB2249 could be used.

Chair Richardson acknowledged the May 14, 2025 LACAHSa meeting location change from the Metropolitan Water District. He thanked the Los Angeles County Board of Supervisors for hosting the LACAHSa meeting in its Board Chambers.

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

Present: 20 - 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 Jason Gibbs, Board Member Alan Greenlee, 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 Jed Leano, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - Board Member Emma Sharif and Board Member Kome Ajise (non-voting)

2. Items to be Added or Reordered on the Agenda. (25-1510)

Chair Rex Richardson introduced this item and announced that, due to scheduling issues, there would be a reorder of the items after agenda Item 3 in the following order:

1. Item 7
2. Items 4a and 4b
3. Item 5
4. Item 6
5. Item 8
6. Item 9
7. Item 10
8. Item 11
9. Item 12
10. Item 13
11. Item 14

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

3. Call for Disclosures/ Recusals: Directors will disclose any item in which they have a conflict of interest under state law and acknowledge whether they will recuse from that item. Among other state laws, the Levine Act may require recusal on items involving a contract or entitlement where a campaign donor is an interested participant or applicant. (25-1511)

Chair Rex Richardson informed the LACAHS Board Members of their opportunity to disclose any items for which they had a conflict of interest under state law, and to acknowledge whether they would recuse themselves from participating and voting on any item on the agenda. Chair Richardson also informed the LACAHS Board Members of Levine Act requirements.

Board Member Jed Leano declared that when the discussion became relevant to the third subset of agenda Item No. 4, regarding the Renter Protection & Homelessness Prevention Program (RPHP), he would be recusing himself; however, would be allowing his Alternate Board Member Anne K. Turner to participate upon his recusal.

There were no additional recusals.

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

II. PRESENTATIONS

4. Presentations on Development of Expenditure and Staffing Plan, Program Guideline and Funding Memoranda of Understanding:
 - a. Expenditure and Staffing Plan Development, and Board and Stakeholder Engagement Activities; and
 - b. Development of Program Guidelines for Expenditure of Measure A Funds and Development of Funding Memoranda of Understanding. (25-1762)

This item was taken after Item No. 7.

Chair Rex Richardson reiterated that the presentation on this item would begin with Item No. 4.a, followed by Item No. 4.b. He introduced LACAHS Interim CEO Ryan Johnson to facilitate the discussion and presentations regarding the LACAHS FY 2025-26 Draft Expenditure Plan (Expenditure Plan).

Interim CEO Johnson introduced Phillip Kash and Connie Chung, HR&A Advisors, Inc., who made a presentation regarding the Expenditure Plan. He indicated HR&A Advisors, and he look forward to feedback from the LACAHS Board and the public in order to incorporate feedback into the next version of the Expenditure Plan that will be brought back to the LACAHS Board at the June 2025 meeting for further discussion and possible approval.

Interim CEO Johnson also introduced Chris Andrews (Vice President) and Rudy Munoz (President) with MDG Associates, Inc. who also gave a presentation regarding the development of program guidelines for the expenditure of Measure A Funds as well as the development of Memoranda of Understanding for the different eligible jurisdictions.

Presenters Phillip Kash, Connie Chung, Chris Andrews, along with Interim CEO Johnson, and Michael Maurer, Partner with Best Best and Kreiger LLP and General Counsel for LACAHS, received feedback from the LACAHS Board on the information presented and responded to questions.

Opportunity was given for members of the public to address the LACAHS Board. Sheyla Diaz, Carmina Santos, Mike Feuer, Kimberly Lim, Dexter O'Connell, Maria Patiño Gutierrez, Jessica Melendez, Matthew Vu, Aditi Shakkarwar, Tressa Pope, Antonio Hernandez, Jill Collins, Cinthya Torres, Adela Naja, Luisa Delgado, Evelia Montano, Martha Linares, Irma Fabian, Eva Garcia, and Ve'ona Rogers provided in-person public comment. Hector De La Torre, Alex Dobbs, Brad West, Brandie Davidson, "Laura," and Nazir Abuyounes, provided virtual public comment.

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

III. DISCUSSIONS/ACTIONS

5. Allocation of 15% Annual Priorities Funding and Additional 5% to Production, Preservation, and Ownership Category. (25-2610)

Chair Rex Richardson announced that, due to time constraints and member scheduling conflicts, this item would be continued to the next LACAHSa meeting.

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

6. Selection of Member of the Citizens Oversight Committee. (25-2611)

Chair Rex Richardson introduced LACAHSa Interim CEO, Ryan Johnson, who called upon presenter Natalie Donlin-Zapella, Director, Partnerships & Climate Practice, Global Policy Leadership Academy to give an overview of this item.

Presenter Donlin-Zapella appeared in-person and Presenter Edwin Peart, Housing and Homelessness Curriculum Senior Specialist, Global Policy Leadership Academy, appeared virtually. Presenters Donlin-Zapella and Peart made a presentation, held a discussion, and responded to questions posed by the LACAHSa Board regarding the process used to select the interim LACAHSa Citizens' Oversight Committee (LACAHSa COC).

General Counsel Maurer also provided information on the selection process and responded questions posed by the LACAHSa Board, including the role of the currently vacant LACAHSa Inspector General position and the effects of the statutory requirements the COC Charter had on the LACAHSa COC appointment process.

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

After discussion, on motion of Board Member Holly J. Mitchell, seconded by Board Member Jason Gibbs, the LACAHS Board approved the appointment of the initial LACAHS COC members identified in the “Supporting Document” for 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 Anders Corey (for Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Janice Hahn, Alternate Member Rachel Brashier (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Chair Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Board Member Holly J. Mitchell and Alternate Board Member Mashaël Majid (for Board Member Nithya Raman)

Abstentions: 3 - Board Member Lindsey P. Horvath, Board Member Kevin Murray and Alternate Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - Board Member Karen Bass, and Board Member Emma Sharif

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

7. Nominations for Board Officer Positions. (25-2612)

This item was taken after Item No. 3.

Chair Richardson introduced LACAHSa General Counsel Michael Maurer to facilitate and lead the discussion on the election of Officers. General Counsel Maurer explained that the LACAHSa bylaws include a two-step board officer nomination process which calls for nominations to occur at one meeting and voting to approve those nominations to occur at a subsequent meeting, the last meeting of the fiscal year.

General Counsel Maurer also explained that the LACAHSa bylaws allow for an extension of an officer position for up to two years and indicated that Chair Richardson was eligible for an extension. He further indicated that alternatively per the bylaws, there is a rotation process, where if need be, the 1st Vice Chair would move into the Chair position, the 2nd Vice Chair would move into the 1st Vice Chair position, and an election of 2nd Vice Chair would then take place.

Board Member Janice Hahn highlighted LACAHSa's accomplishments under Chair Rex Richardson's tenure and indicated continuity under his leadership would be in the best interest of the LACAHSa Board. Therefore, she nominated Chair Rex Richardson for a second term.

Board Member Holly J. Mitchell also indicated her consensus on nominating Chair Rex Richardson for another term.

Board Member Karen Bass expressed sharing the same sentiments as Board Member Janice Hahn and nominated Chair Rex Richardson for an additional term.

Second Vice Chair Victor A. Sanchez and Board Member Jed Leano thanked Chair Richardson and shared their sentiments on the great leadership Chair Rex Richardson has demonstrated under his tenure and nominated him for an additional term.

In response to Board Member Kevin Murray's question on what occurs after Chair Rex Richardson 2nd term ends, General Counsel Maurer explained that the 1st Vice Chair moves up to the Chair position, the 2nd Vice Chair moves up to the 1st Vice Chair position, and the election of a 2nd Vice Chair needs to take place.

In response to Board Member Lindsey P. Horvath, General Counsel Maurer corroborated that confirmation of the Chair's nomination to second term also confirmed the 1st Vice Chair and 2nd Vice Chair to an additional term.

Chair Richardson accepted the nomination to serve as Chair of LACAHSa for an additional term.

On motion of Board Member Janice Hahn, seconded by Board Member Holly J. Mitchell, Chair Rex Richardson was nominated to continue to serve as Chair of LACAHSa for an additional term.

There were no other nominations.

Therefore, on motion of Board Member John A. Mirisch, seconded by 2nd Vice Chair Sanchez, nominations were closed.

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

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

8. Direction regarding Potential Restructuring of Ad-Hoc Committees/Standing Committees for Final Consideration by the Board at the June 2025 Board Meeting. (25-2613)

Chair Rex Richardson announced that, due to time constraints and member scheduling conflicts, this item would be continued to the next LACAHSa meeting.

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

IV. CONSENT CALENDAR

9. Approval of the April 16, 2025 LACAHSa Regular Meeting Minutes. (25-2455)

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 Alternate Member Ivan Sulic, the LACAHSa Board approved this item. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, 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 Jed Leano, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - Board Member Karen Bass and Board Member Emma Sharif

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

10. Possible Approval of New Dates for the June 2025 and July 2025 Regular Board Meetings. (25-2191)

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 Alternate Member Ivan Sulic, the LACAHS Board approved this item. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, 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 Jed Leano, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 2 - Board Member Karen Bass and Board Member Emma Sharif

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

V. REPORTS

11. Receive and File report by the Budget and Administrative Executive Committee:

- a. EisnerAmper Treasury Management Support Update
- b. Overview of New LACAHSa Website
- c. Introduction of New LACAHSa Staff Members
- d. Status of Inspector General Recruitment (25-2456)

Chair Rex Richardson announced that reports would be suspended until the next LACAHSa Meeting due to time constraints and member scheduling conflicts.

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

Public Comment

12. 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 the LACAHSa Agenda. (25-2458)

Opportunity was given for members of the public to address the LACAHSa Board. There was no virtual public comment on this item. Dexter O'Connell was called upon for an opportunity to provide in-person public comment; however, did not provide public comment.

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

VI. NOTICE OF CLOSED SESSION

13. PUBLIC EMPLOYEE APPOINTMENT (Government Code Section 54957)

Title: Chief Executive Officer (25-2457)

General Counsel Maurer announced the Closed session item.

Closed Session convened at 4:22 p.m. Present were: 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate 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 Jed Leano, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Alternate Member Mashael Majid (for Board Member Nithya Raman), Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis), Board Member Jason Gibbs, Board Member Alan Greenlee and Rex Richardson, Chair presiding. Absent were Board Member Karen Bass, Board Member Emma Sharif and Board Member Kome Ajise (non-voting). Closed Session adjourned at 5:18 p.m.

Open Session reconvened at 5:19 p.m. Present were: 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Anders Corey (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate 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 Jed Leano, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, Alternate Member Mashael Majid (for Board Member Nithya Raman), Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis), Board Member Jason Gibbs, Board Member Alan Greenlee and Rex Richardson, Chair presiding. Absent were Board Member Karen Bass, Board Member Emma Sharif and Board Member Kome Ajise (non-voting).

General Counsel Maurer announced that no reportable action was taken.

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

Adjournment

- 14.** Adjournment of the May 14, 2025, meeting of the Los Angeles County Affordable Housing Solutions Agency. (25-2459)

The Los Angeles County Affordable Housing Solutions Agency adjourned its May 14, 2025 meeting at 5:20 p.m.