

**LACAHSa BOARD**

**Rex Richardson**  
Mayor, City of Long Beach  
City of Long Beach, Board Chair

**Miguel A. Santana**  
President & CEO,  
California Community Foundation,  
City of Los Angeles,  
Board Vice Chair

**Victor A. Sanchez**  
City Councilmember, City of Bellflower,  
Southeast L.A. Counties Cities Sector,  
Board Second Vice Chair

**Hilda L. Solis**  
Los Angeles County Supervisor  
First Supervisorial District

**Holly J. Mitchell**  
Los Angeles County Supervisor  
Second Supervisorial District

**Lindsey P. Horvath**  
Los Angeles County Supervisor  
Third Supervisorial District

**Janice Hahn**  
Los Angeles County Supervisor  
Fourth Supervisorial District

**Kathryn Barger**  
Los Angeles County Supervisor  
Fifth Supervisorial District

**Karen Bass**  
Mayor, City of Los Angeles  
City of Los Angeles

**Nithya Raman**  
City Councilmember  
City of Los Angeles

**Marqueece Harris-Dawson**  
President, Los Angeles City Council  
City of Los Angeles

**Jed Leano**  
City Councilmember, City of Claremont,  
San Gabriel Valley Sector

**Jorgel Chavez**  
Mayor, City of Bell Gardens  
At Large Eligible Small Cities

**John A. Mirisch**  
Vice Mayor, City of Beverly Hills  
South Bay Cities Sector

**Jason Gibbs**  
City Councilmember,  
City of Santa Clarita  
North County & San Fernando Valley  
Cities Sector

**Emma Sharif**  
Mayor, City of Compton  
At Large Rotating Expert Seat

**Alan Greenlee**  
Executive Director, SCANPH  
Housing Production Expert Seat

**Jonathan Jager**  
Senior Staff Attorney, Public Counsel  
Housing Preservation Expert Seat

**Natalie Knott**  
Supervising Attorney,  
Legal Aid Foundation of Los Angeles  
Renter Protections Expert Seat

**Kome Ajise**  
Executive Director, SCAG  
Non-Voting Member

**Zerita Jones**  
Housing Justice Organizer  
Interim Citizens' Oversight Committee  
Chair



**STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY**

**The Metropolitan Water District of Southern California Headquarters, Boardroom  
700 N. Alameda Street, Los Angeles, 90012**

<http://lakahsa.gov>

**Wednesday, January 14, 2026**

**11:00 AM**

**AUDIO FOR THE ENTIRE MEETING. (26-0949)**

**Attachments:** [Audio](#)

**I. ADMINISTRATIVE MATTERS**

**1. Call to Order and Roll Call. (26-0330)**

**Chair Rex Richardson called the meeting to order at 11:12 a.m.**

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

**Present:** Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Alternate Board Member Richard Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Zerita Jones, Board Member Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniela Urbina (for Board Member Hilda L. Solis)

**Absent:** Board Member Marqueece Harris-Dawson, Board Member Jonathan Jager, Board Member Emma Sharif and Board Member Kome Ajise

2. 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. (26-0333)

**There were none.**

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

## **II. PUBLIC COMMENT**

3. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) Board of Directors on items of interest that are within the subject matter jurisdiction of LACAHSAs, and on items that are on the agenda for this meeting. (26-0334)

**Opportunity was given to members of the public to address the LACAHSAs Board. Devon Woodfine, Ralph Cruz made in-person public comment. Patrick Sunpanich made virtual public comment.**

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

## **III. DISCUSSIONS**

4. LACAHSAs Budget Items:
  - a. Consideration of FY 2025-26 Mid-Year LACAHSAs Administrative & Operations Budget Re-allocation and FY 2026-27 LACAHSAs Administrative & Operations Budget Preview. (26-0335)

**Ryan Johnson, LACAHSAs's Interim CEO, introduced this item and reported revisions were made to LACAHSAs's administrative and operations budget. Revisions were made based on findings from the first half of the Fiscal Year 2025 26. He introduced Richard Mc Murray, Chief Financial Officer for LACAHSAs, who gave a presentation and responded to questions.**

**After discussion, on the motion of Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), 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:** 15 - 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Richard Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Zerita Jones, Board Member Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniela Urbina (for Board Member Hilda L. Solis)

**Absent:** 5 - Chair Rex Richardson, Board Member Karen Bass, Chair Marqueece Harris-Dawson, Board Member Jonathan Jager, and Board Member Emma Sharif

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

**5. Review of and Update on Social Bond Development Process:**

- a. Update on Social Bond, Los Angeles Affordable Housing Solutions Consortium, and Housing Production and Preservation NOFA. (26-0336)

**Vice Chair Miguel A. Santana and Interim CEO, Ryan Johnson, introduced this item.**

**Ada Arevalo, Chief Operating Officer and Claudia Lima, Managing Director of Strategic Investments, for LACAHS, and Mike Maurer, Partner with Best Best and Krieger, LLP, and General Counsel for LACAHS, made a presentation and responded to questions posed by the LACAHS Board.**

**In response to Board Member Alan Greenlee’s comments/questions, Managing Director of Strategic Investments Lima indicated that: 1) an abridged list of all available LACAHS NOFA 1 lending products was presented at this meeting; however, a list with all available NOFA 1 lending products is available and could be sent to the LACAHS Board, if requested; and 2) a “close out” debrief session can be offered to all LACAHS NOFA I applicants to gather their feedback and use feedback to prepare for improved future NOFAs issued by LACAHS.**

**After discussion, on motion of Board Member Jed Leano, seconded by Board Member Zerita Jones, the LACAHS Board approved this item. Said motion was duly carried by the following vote:**

**Ayes:** 17 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Alternate Board Member Richard Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Zerita Jones, Board Member Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniela Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Chair Marqueece Harris-Dawson, Board Member Jonathan Jager, and Board Member Emma Sharif

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

**6. Consideration of SB 707 Authorizations Related to Remote Participation in Board and Committee Meetings. (26-0337)**

**Chair Rex Richardson presented the item and introduced General Counsel Maurer, who provided a brief overview of SB 707 and responded to questions posed by the LACAHS Board.**

**General Counsel Maurer explained that SB 707's new provisions in the Brown Act impact multi-jurisdiction agencies. These new provisions may allow Board Members/Alternate Board Members to attend meetings remotely under certain conditions, enhancing Board Members' meeting participation. For example, twice a year, if a Board Member travels 20 miles or more to the place of the meeting, the Board Member may be allowed remote participation. However, early notifications must be provided so the agenda references the use of this new provision. Additionally, another new provision of SB 707 may allow all Board Members to participate remotely at certain committee meetings. General Counsel Maurer acknowledged some requirements and exceptions under SB 707 are ambiguous and may be difficult to interpret; however, his firm is available to assist with questions.**

**After discussion, on the motion of Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), seconded by Board Member Jed Leano, the LACAHS Board approved 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 Tiena Johnson Hall (for Board Member Karen Bass), Alternate Board Member Richard Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Zerita Jones, Board Member Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Alternate Board Member Mashaël Majid (for Board Member Nithya Raman) and Alternate Board Member Daniela Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Jason Gibbs, Chair Marqueece Harris-Dawson, Board Member Jonathan Jager, and Board Member Emma Sharif

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

7. Inspector General Report on Citizens' Oversight Committee Membership.  
(26-0338)

**Chair Rex Richardson introduced the item and welcomed Bolivar Vilchez, Inspector General for LACAHS.**

**Inspector General Vilchez reported the following:**

- **Interim Board Members appointed to the Citizens' Oversight Committee (COC) will now have permanent status;**
- **The two vacant positions in the COC will be addressed at the next COC meeting; and**
- **A possible revision to the COC's Charter will also be discussed at the next COC meeting.**

**After discussion, on the motion of Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), seconded by Board Member Zerita Jones, the LACAHS Board approved 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 Tiena Johnson Hall (for Board Member Karen Bass), Alternate Board Member Richard Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Zerita Jones, Board Member Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniela Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Jason Gibbs, Chair Marqueece Harris-Dawson, Board Member Jonathan Jager, and Board Member Emma Sharif

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

**IV. CONSENT CALENDAR**

8. Approval of the December 17, 2025 LACAHSAs Regular Meeting Minutes. (26-0339)

**On the motion of Board Member Jed Leano, seconded by Board Member Zerita Jones, the LACAHSAs Board approved 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 Tiena Johnson Hall (for Board Member Karen Bass), Alternate Board Member Richard Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Alternate Board Member Ardy Kassakhian (for Board Member Jason Gibbs), Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Zerita Jones, Board Member Natalie Knott, Board Member Jed Leano, Board Member John A. Mirisch, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Alternate Board Member Mashael Majid (for Board Member Nithya Raman) and Alternate Board Member Daniela Urbina (for Board Member Hilda L. Solis)

**Absent:** 4 - Board Member Jason Gibbs, Chair Marqueece Harris-Dawson, Board Member Jonathan Jager, and Board Member Emma Sharif

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

**V. REPORTS**

9. Receive and File Oral Report of Budget and Administrative Executive Committee. (26-0340)

**Interim CEO Johnson reported that at the last Budget and Administrative Executive Committee Meeting, the Committee discussed the reallocated administrative and operations budget for LACAHSAs. Revisions to the reallocated budget were approved by the LACAHSAs Board earlier in this meeting.**

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

10. Receive and File Oral Report of Human Capital Ad-Hoc Committee Regarding Permanent CEO Recruitment. (26-0341)

**2nd Vice Chair Victor A. Sanchez reported the following:**

- **LACAHSAs currently has 19 full-time staff and is in the process of hiring new staff. An Assistant Controller is starting in late January 2026; a Chief of Housing and Policy Program is starting in February 2026; and the Ad-Hoc Committee has an ongoing recruitment effort for LACAHSAs Finance and Intergovernmental Affairs Department;**
- **The search for LACAHSAs permanent CEO is ongoing; the opportunity guide was released in December 2025, and as of last week there are currently 13 applicants with more anticipated before the search closes on February 6, 2026;**
- **The Ad Hoc-Committee anticipates concluding its permanent CEO application review and approval of its recommendation summary soon which will then be presented to the LACAHSAs Board for approval; and**
- **Interviews are planned to begin in March 2026 for the CEO candidates.**

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

11. Receive and File Oral Report of the Interim CEO. (26-0342)

**Interim CEO Johnson reported that at the end of February 2026, the “Eligible Jurisdictions” are required to submit their Production, Preservation & Ownership (PPO), Renter Protection & Homelessness Prevention (RPHP), and Technical Assistance (TA) budgets, for review and approval.**

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

## **VI. MISCELLANEOUS**

### **Adjournment**

12. Adjournment of the January 14, 2026, meeting of the Los Angeles County Affordable Housing Solutions Agency. (26-0343)

**The Los Angeles County Affordable Housing Solutions Agency adjourned its January 14, 2026, meeting at 12:16 p.m.**