

LACAHSA BOARD

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City of Long Beach, Board Chair

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California Community Foundation,
City of Los Angeles,
Board Vice Chair

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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

Senator Kevin Murray (retired)

President & CEO, Weingart Center
Association, 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,
Community Legal Aid SoCal
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, October 15, 2025

9:00 AM

AUDIO FOR THE ENTIRE MEETING. (25-5664)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (25-5386)

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

After the Los Angeles County's Land Acknowledgement, First Vice Chair Miguel A. Santana highlighted the following items to be discussed and considered during today's meeting:

- **An update on the LACAHA Social Bond development process;**
- **A review of LACAHS's Fiscal Year 2025-26 Finance Roadmap;**
- **An update on eligible jurisdiction engagement and collaboration;**
- **A discussion on the establishment of two ad-hoc committees for the remainder of the fiscal year to lead LACAHS'S external legislative affairs and regional coordination; and**
- **An update on LACAHS's Permanent CEO search process.**

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

Present: 20 - 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 K. Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for 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, 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: 2 - Chair Rex Richardson and Board Member Emma Sharif

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. (25-5388)

First Vice Chair Miguel A. Santana 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.

There were no disclosures or recusals.

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) on items of interest that are within the subject matter jurisdiction of the LACAHSAs Agenda, and on items that are on the agenda for this meeting. (25-5390)

Opportunity was given to members of the public to address the LACAHSAs Board on the General Public agenda item and or any other items on the agenda. Devon Woodfine and Ralph Cruz made in person public comments. Brad West made a virtual public comment.

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

III. DISCUSSION/ACTION ITEMS

4. Review of and Update on Social Bond Development Process:
- a. Review of Social Bond Structure Options. (25-5414)

First Vice Chair Miguel A. Santana introduced the item and Ryan Johnson, LACAHSAs Interim CEO.

Interim CEO Johnson reported this agenda item consists of two primary components:

- **First, LACAHSAs staff will provide an update to the Board regarding the continued *build out* of the Social Bond Advise Team. This work aligns with the direction provided by the LACAHSAs Board at a prior meeting and reflects the ongoing efforts to strengthen LACAHSAs's advisory capacity; and**
- **Second, Ada Arevalo, LACAHSAs Interim Chief Operations Officer, and Mark Bauer, Partner with Orrick Herrington & Sutcliffe, will present an overview of the key strategic and legal considerations currently under evaluation as LACAHSAs assesses the best structure and approach for issuing social bonds. Another principal focus of this analysis is identifying the best way to support eligible jurisdictions who may wish to issue bonds backed by their own revenues.**

Interim CEO Johnson also confirmed no Board action or vote is being requested on the proposed bond issuance or structure, at this meeting. The purpose of today's discussion is to ensure that the Board remains informed of the bond strategy development process and to elicit feedback from the Board Members prior to the scheduled January 2026 meeting where a formal recommendation and request for Board action is anticipated.

Additionally, LACAHSAs staff will convene a series of feedback sessions with LACAHSAs members to further inform the development and refinement of the Social Bond program, in the coming months.

Ada Arevalo and Mark Bauer made a presentation and responded to questions posed by the LACAHSAs Board. Mike Maurer, Best Best and Krieger, LLP, and LACAHSAs's General Counsel, also addressed the LACAHSAs Board and responded to questions.

No action was taken on this item.

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

- 5. FY 2025-26 Budget and Finance Matters:**
- a. Review of FY 2025/26 Finance Roadmap; and
 - b. Authorize a Professional Services Agreement with EisnerAmper (Eisner Advisory Group LLC) for Finance Support and Treasury Management Services, Compliance Support Services and Enterprise Resource Planning System Advisory Services. (25-5415)

First Vice Chair Miguel A. Santana introduced the item.

Interim CEO, Ryan Johnson introduced Richmond McMurray, LACAHSAs's Interim Chief Financial Officer. He added that Richmond McMurray has assumed a lead role in advancing critical financial and compliance functions for LACAHSAs.

Interim CEO Johnson further elevated LACAHSAs staff's ongoing efforts to strengthen the body's financial infrastructure, with the establishment of appropriate processes to ensure internal controls, checks and balances, as well as compliance measures are in place to guarantee the accurate and timely movement of funds and the successful completion of a clean LACAHSAs annual audit.

Richmond McMurray presented LACAHSAs's strategic roadmap and provided an overview of the role currently performed by EisnerAmper (Eisner Advisory Group, LLC), as well as the anticipated scope of EisnerAmper's continued involvement.

He further added that the recommendation under this item is that the LACAHS Board considers approval a second contract with EisnerAmper for their continued support of LACAHS's financial and compliance activities.

After discussion, on motion of Board Member Holly J. Mitchell, seconded by Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), the LACAHS Board received and filed Item 5.a and approved Item 5.b. Said motion was duly carried by the following vote:

Ayes: 19 - 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 K. Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), Alternate Board Member Rachel Brashier (for Board 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, 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 - Chair Rex Richardson and Board Member Emma Sharif

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

6. Update on Eligible Jurisdiction Engagement & Collaboration. (25-5416)

First Vice Chair Miguel A. Santana announced that this item will be taken concurrently with Item No. 7.

Interim CEO Ryan Johnson introduced Seyron Foo, Chief of Engagement and Intergovernmental Relations Officer, for LACAHS.

Seyron Foo made a presentation and responded to questions posed by the LACAHS Board. Julie Leadbetter, Chief Program Officer for LACAHS, also responded to questions posed by the LACAHS Board.

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

7. Consideration of Establishing Regional Coordination Ad-Hoc Committee and Legislative Affairs Ad-Hoc Committee (to sunset at the end of FY 2025/26). (25-5418)

First Vice Chair Miguel A. Santana announced that this item will be taken concurrently with Item No. 6.

Seyron Foo, Chief of Engagement and Intergovernmental Relations Officer for LACAHS, made a presentation and responded questions posed by the LACAHS Board.

After discussion, on motion of 2nd Vice Chair Victor A. Sanchez, seconded by Board Member Jorgel Chavez, the LACAHS Board approved this item. Said item was duly carried by the following vote:

Ayes: 19 - 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 K. Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for 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, 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 - Chair Rex Richardson and Board Member Emma Sharif

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

IV. CONSENT CALENDAR

8. Approval of the September 17, 2025 LACAHSAs Regular Meeting Minutes.
(25-5417)

First Vice Chair Miguel A. Santana opened this item for discussion.

On motion of Board Member Holly J. Mitchell, seconded by Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), the LACAHSAs Board approved this item. Said motion was duly carried by the following vote:

Ayes: 18 - 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 K. Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for 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, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, and Alternate Board Member Mashaal Majid (for Board Member Nithya Raman),

Absent: 3 - Chair Rex Richardson, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

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

9. Authorize a Professional Services Agreement with MDG Associates LLC for Contract and Grants Management Compliance & Oversight Support, and Transitional Program Guidelines Implementation. (25-5420)

First Vice Chair Miguel A. Santana opened this item for discussion.

On motion of Board Member Holly J. Mitchell, 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: 18 - 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 K. Green (for Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (for 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, Board Member John A. Mirisch, Board Member Holly J. Mitchell, Board Member Kevin Murray, and Alternate Board Member Mashaal Majid (for Board Member Nithya Raman

Absent: 3 - Chair Rex Richardson, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis

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

V. REPORTS

10. Receive and File Oral Report of the Budget and Administrative Executive Committee. (25-5391)

First Vice Chair Miguel A. Santana opened the item for discussion.

Interim CEO Johnson reported that at the LACAHSAs Budget and Administrative Executive Committee (Committee) held on October 7, 2025, the Committee discussed the Social Bond presentation, the creation of the two new LACAHSAs Ad-Hoc Committees, and reviewed the work done to date to develop partnerships with eligible jurisdictions.

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

11. Receive and File Report of the Human Capital Ad-Hoc Committee.

- a. Update on Status of CEO Recruitment (Oral Report); and
- b. Appointments to Human Capital Ad-Hoc Committee. (25-5393)

First Vice Chair Miguel A. Santana opened the item for discussion.

Second Vice Chair Victor A. Sanchez reported that pre-employment activities regarding the LACAHSAs Inspector General candidate are nearly finalized. The next steps include presenting the final employment agreement to the LACAHSAs Board at the regular meeting set for November 19, 2025.

He also provided a brief update on the search for the permanent LACAHSAs Chief Executive Officer (CEO) and turned over reporting to Brett Byers and Christine Boulware, with The Byers Group Executive Search and C Suite Consulting (The Byers Group).

The Byers Group provided the following key dates that are in line with the anticipated timeline process:

- **Between October 2025 and December 2025, The Byers Group will conduct interviews and stakeholder engagement;**
- **At the regular LACAHSAs Board meeting scheduled for December 2025, the Human Capital Ad-Hoc Committee (HC Ad-Hoc Committee) will provide another update regarding the search for the permanent LACAHSAs CEO;**

- **Following the LACAHS Board meeting scheduled for December 2025 and up until February 2026, The Byers Group will launch a proactive and engaging recruitment for the permanent LACAHS Board CEO;**
- **In March 2026, the HC Ad-Hoc Committee will conduct initial candidate screenings and evaluations and will bring updates to the LACAHS Board; and**
- **By the end of March 2026, early April 2026, the goal will be to have the next LACAHS Board CEO identified and appointed.**

Second Vice Chair Victor A. Sanchez also welcomed the following additional LACAHS Board Members appointed by the LACAHS Board Chair, Rex Richardson, to the HC Ad-Hoc Committee:

- **Jed Leano, (Claremont Councilmember, representing the San Gabriel Valley Cities Sector);**
- **Jason Gibbs,(Santa Clarita Councilmember, representing the San Fernando Valley Sector);**
- **Nithya Raman, (City of Los Angeles District 4 Councilmember, representing the City of Los Angeles; and**
- **Lindsey P. Horvath, (Third District Supervisor, representing Los Angeles County.**

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

- 12.** Receive and File Oral Report of the Interim CEO. (25-5394)

First Vice Chair Miguel A. Santana opened the item for discussion.

Interim CEO Johnson had nothing further to report for this item.

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

VI. MISCELLANEOUS

Adjournment

- 13.** Adjournment of the October 15, 2025, meeting of the Los Angeles County Affordable Housing Solutions Agency. (25-5395)

The Los Angeles County Affordable Housing Solutions Agency adjourned its October 15, 2025 meeting at 10:53 a.m.