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Housing Preservation Expert Seat

Natalie Knott

Supervising Attorney,
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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
LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY
BUDGET AND ADMINISTRATIVE EXECUTIVE COMMITTEE**

Kenneth Hahn Hall of Administration
500 West Temple Street, Conference Room 383
Executive Session Room, Los Angeles, CA 90012

Teleconference Locations: * Long Beach City Hall, 11th Floor, 411 W. Ocean Blvd.
Long Beach, CA 90802
**Bellflower City Hall, 16600 Civic Center Dr.
Bellflower, CA 90012

Wednesday, January 7, 2026

2:00 PM

AUDIO FOR THE ENTIRE MEETING (26-0876)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

- 1. Call to order, Land Acknowledgement and Roll Call. (26-0307)

1st Vice Chair Miguel A. Santana, called the Los Angeles County Affordable Housing Solutions Agency Budget and Administrative Executive Committee (LACAHSA Executive Committee) Meeting to order at 2:08 p.m.

Rhoda Rangel, Assistant Division Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted the 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 Chair Karen Bass) and Board Member Zerita Jones

Absent: Board Member Holly J. Mitchell

- 2. Call for Disclosures/Recusals: Committee Members 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. (26-0309)

There were none.

II. Public Comment

3. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency Budget and Administrative Executive Committee (LACAHSAs Executive Committee) on items of interest that are within the subject matter jurisdiction of the LACAHSAs Executive Committee, and on items that are on the agenda for this meeting. (26-0308)

Opportunity was given to members of the public to address the LACAHSAs Executive Committee.

Devon Woodfine provided in-person public comment. There was no virtual public comment,

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

III. DISCUSSIONS/ACTIONS

4. Approval of the December 11, 2025 LACAHSAs Budget and Administrative Executive Committee Meeting Minutes. (26-0310)

On motion of Board Member Zerita Jones, seconded by Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), duly carried by the following vote, the LACAHSAs Executive Committee approved the meeting minutes of December 11, 2025:

Ayes: 4 - 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass, and Board Member Zerita Jones

Absent: 2 - Chair Rex Richardson and Board Member Holly J. Mitchell

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

5. LACAHSAs Budget Items:

- a. FY 2025-26 Mid-Year LACAHSAs Administrative & Operations Budget Re-allocation and FY 2026-27 LACAHSAs Administrative & Operations Budget Preview. (26-0311)

1st Vice Chair Miguel A. Santana introduced the item and Ryan Johnson, LACAHSAs Interim CEO.

Interim CEO Johnson reported that approximately seven months ago, the LACAHSAs Board (agency) adopted its first budget in its history, at which time the agency consisted of seven staff members. Since then, a new Chief Financial Officer (CFO), Richmond McMurray, has joined the agency.

Interim CEO Johnson added that CFO McMurray, LACAHSAs staff, and he (Interim CEO Johnson) have spent the past three months conducting a budget reallocation for Fiscal Year 2025–26, with a preliminary preview of items expected to carry over into the Fiscal Year 2026–27 Budget. He further explained that the reallocation framework distinguishes between core expenditures—critical investments necessary to meet the agency’s expenditure plan and performance metrics—and non-core expenditures, such as rent and executive compensation, which are incurred in the ordinary course of business.

Interim CEO Johnson turned the presentation over to Chief Financial CFO Richmond McMurray, who has led the reallocation process. CFO McMurray made a presentation and responded to questions posed by the LACAHSAs Executive Committee.

Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass) commended the agency for taking a strategic approach by considering not only the upcoming fiscal year, but also the impacts on the subsequent year. She noted that such forward looking planning is uncommon, as agencies often focus solely on annual cycles. Alternate Member Tiena Johnson Hall (for Board Member Karne Bass) suggested that the agency consider a three-year planning horizon, in future budget reviews.

After discussion, on motion of Chair Rex Richardson, seconded by Board Member Zerita Jones, the LACAHSAs Executive Committee approved this item. Said motion was duly carried by the following vote:

Ayes: 5 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, 2nd Vice Chair Victor A. Sanchez, Board Member Tiena Johnson Hall (for Board Member Karen Bass), and Board Member Zerita Jones

Absent: 1 - Board Member Holly J. Mitchell

Attachments: [Supporting Document](#)
[FY 2026 27 LACAHSAs Administrative & Operations Budget](#)
[Public Comment/Written Correspondence](#)

6. Social Bond Development Process:

- a. Update on Social Bond, Housing Finance Consortium and Early NOFA Themes. (26-0312)

Chair Richardson introduced the item.

Ada Arevalo, LACAHSAs Interim Chief Operations Officer, provided an update on the Social Bond. Claudia Lima, Managing Director of Strategic Investments for LACAHSAs, provided an update on the Notice of Funding Availability (NOFA). Michael Mauer, Partner with Best Best and Krieger and General Counsel for LACAHSAs, shared highlights and recent developments regarding the Housing Solutions Consortium. The presenters responded to questions posed by the LACAHSAs Executive Committee.

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

7. Consideration of SB 707 Authorizations Related to Remote Participation in Board and Committee Meetings. (26-0313)

Chair Richardson introduced the item and Michael Mauer, LACAHSAs General Counsel.

General Counsel Mauer provided an overview of SB 707, requested feedback, and responded to questions posed by the LACAHSAs Executive Committee.

After discussion, by Common Consent and there being no objection (Board Member Holly J. Mitchell being absent), the LACAHSAs Executive Committee declared its intent to authorize the use of SB 707 and to explore establishing a policy that maximizes the ability for virtual meeting participation by Board Members at LACAHSAs Regular Meetings and LACAHSAs Standing Committee Meetings.

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

8. Review of Draft Agenda for the January 14, 2026 LACAHSAs Regular Board Meeting. (26-0315)

Chair Richardson explained the item would cover the agenda for the January 14, 2026, LACAHSAs regular meeting and called upon Interim CEO Ryan Johnson to present the item.

Ryan Johnson made a presentation and responded to questions by the LACAHSAs Executive Committee.

There was no action taken on this item.

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

IV. Adjournment

9. Adjournment of the January 7, 2026, meeting of the Los Angeles County Affordable Housing Solutions Agency Executive Committee. (26-0316)

The LACAHSAs Budget and Administrative Executive Committee meeting was adjourned at 3:08 p.m.