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Housing Justice Organizer
Citizens' Oversight Committee Chair



**Statement of Proceedings for the Special Meeting of the
Los Angeles County Affordable Housing Solutions Agency
Citizens' Oversight Committee**

**Kenneth Hahn Hall of Administration
500 W. Temple Street, Room 374A
Los Angeles, CA 90012**

* **Members Elena Juarez Rosas & Melanie Robledo
participated remotely via SB 707 (Gov. Code, § 54953.8.6**

Friday, May 1, 2026

10:00 AM

AUDIO FOR THE ENTIRE MEETING. (26-2869)

Attachments: [AUDIO](#)

I. ADMINISTRATIVE MATTERS

- 1. Call to Order and Roll Call. (26-2356)**

**Chair Zerita Jones called the Los Angeles County Affordable
Housing Solutions Agency Citizens' Oversight Committee
(LACAHSAs COC) meeting to order at 10:06 a.m.**

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

Present: Chair Zerita Jones, Vice Chair Ted Chandler,
Member Nohel Corral, Member Lisa Gooden,
Member Diana Amparo-Jimenez, Member
Benjamin Kurzius, Member Fernando Ochoa-Suarez,
Member Melody Osuna, *Melanie Robledo
(via teleconference [SB 707]), and *Non-Voting
Member Elena Juarez Rosas (via teleconference
[SB 707])

Absent: Member Jesus Hermosillo and Member Gabriel Leavell

2. Recognition of Interim CEO Ryan Johnson for his dedicated service to LACAHSAs. (26-2357)

Chair Zerita Jones introduced agenda Item No. 2. She recognized Interim CEO Ryan Johnson for his dedicated service to LACAHSAs and his efforts in establishing and improving organizational processes.

Interim CEO Johnson provided remarks, recalling his initial meetings with the LACAHSAs Board Members and noting the significant challenges the agency faced at the outset. He emphasized the important role of the LACAHSAs COC in ensuring accountability while maintaining flexibility, transparency, and openness. He added that focus on effective oversight is important and ensures that members of the public access services are without unnecessary barriers.

Mr. Johnson encouraged the LACAHSAs COC to continue raising concerns brought forward by the public and to work collaboratively with agency leadership, including the CFO, Inspector General, General Counsel, and future CEOs, to ensure LACAHSAs Programs remain functional and accessible. He noted the progress made over the past 18 months in standing up the agency, implementing procedures, and working collectively as staff, Board members, and the LACAHSAs COC, has contributed to the agency's success.

Interim CEO Johnson concluded by thanking the LACAHSAs COC for its service and partnership.

Chair Zerita Jones thanked Interim CEO Johnson for his comments and contributions and expressed appreciation for his remarkable leadership and dedication.

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

This item was received and filed.

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

3. Items to be Added or Reordered on the Agenda. (26-2358)

There were no items added or reordered on the agenda.

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

4. 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. (26-2359)

There were no disclosures or recusals.

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

5. Approval of April 3, 2026 LACAHSAs Citizens' Oversight Committee (COC) Meeting Minutes. (26-2360)

Opportunity was given to members of the public to address the LACAHSAs COC. Ani Kash provided virtual public comment for Item Nos. 5 and 6. Written correspondence was also received from Ani Kash.

On motion of Member Benjamin Kurzius, seconded by Member Nohel Corral, the LACAHSAs COC Committee approved the meeting minutes of April 3, 2026. Said motion was duly carried by the following vote:

Ayes: 7 - Chair Zerita Jones, Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, and Member Melody Osuna

Abstentions: 2 - Vice Chair Ted Chandler and Member Melanie Robledo (via teleconference [SB 707])

Absent: 2 - Member Jesus Hermosillo and Member Gabriel

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

II. PRESENTATIONS

6. Review and Discussion of Proposed Inspector General FY 2026-27 Budget and Staffing Plan. (26-2361)

Bolivar Vilchez, LACAHSAs Inspector General, gave a presentation and received recommendations/responded to questions posed by the LACAHSAs COC Committee.

Opportunity was given to members of the public to address the LACAHSAs COC. Ani Kash provided virtual public comment for Items Nos. 5 and 6. Written correspondence was also received from Ani Kash for Item Nos. 7 and 10 of this meeting.

After discussion, on motion of Member Lisa Gooden, seconded by Member Fernando Ochoa-Suarez, the LACAHSAs COC Committee took the following actions:

- 1. Held discussion on the proposed staffing growth for the Office of Inspector General from one full-time position to three full-time positions; and**
- 2. Received feedback for the Inspector General's consideration before his proposed FY 2026-27 Budget and Staffing Plan request is advanced through the Agency's Budget and Administrative review process; and**
- 3. Received and filed the Office of Inspector General Budget and Staffing Plan presentation.**

Said motion was duly carried by the following vote:

Ayes: 9 - Chair Zerita Jones, Vice Chair Ted Chandler, Member Lisa Gooden, Member Nohel Corral, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, Member Melody Osuna, and Member Melanie Robledo (via teleconference [SB 707])

Absent: 2 - Member Jesus Hermosillo and Member Gabriel Leavell

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

III DISCUSSION/ACTIONS

7. Review and Recommend Approval of Proposed FY 2026-27 Administrative (ADMIN), Production, Preservation and Ownership (PPO), Renter Protection and Homelessness Prevention (RPHP), and Technical Assistance (TA)] Budgets. (26-2362)

Richmond McMurray, LACAHSAs Interim Chief Financial Officer, Claudia Lima, LACAHSAs Chief Investment Officer and Julie Leadbetter, LACAHSAs Chief Program Officer, and Seyron Foo, LACAHSAs , Chief Engagement & Intergovernmental Relations Officer, gave presentations and responded to questions posed by the LACAHSAs COC.

Opportunity was given to members of the public to address the LACAHSAs COC. There was no public comment on this item. Written correspondence was also received from Ani Kash for this item and Item No. 10 of this meeting. The LACAHSAs COC requested a report back from LACAHSAs's General Counsel, Best Best and Krieger LLP, in response to Ani Kash's written correspondence.

After discussion, on motion of Member Nohel Corral, seconded by Vice Chair Ted Chandler, the LACAHSAs COC Committee approved a recommendation to the full LACAHSAs Board to approve the Proposed FY 2026-27 Administrative (ADMIN), Production, Preservation and Ownership (PPO), Renter Protection and Homelessness Prevention (RPHP), and Technical Assistance (TA)] Budgets. Said motion was duly carried by the following vote:

Ayes: 7 - Chair Zerita Jones, Vice Chair Member Ted Chandler, Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Fernando Ochoa-Suarez, and Member Melody Osuna

Noes: 1 - Member Benjamin Kurzius

Abstentions: 1 - Member Melanie Robledo (via teleconference [SB707])

Absent: 2 - Member Jesus Hermosillo and Member Gabriel

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

8. Review and Approve the LACAHSAs Citizens' Oversight Committee (COC) Charter. (26-2389)

Bolivar Vilchez, LACAHSAs Inspector General, gave a presentation and responded to questions posed by the LACAHSAs COC Committee. Michael Maurer, Partner with Best, Best & Krieger LLP, and LACAHSAs General Counsel, also addressed the Board and responded to questions.

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

After discussion, on motion of Member Lisa Gooden, seconded by Member Fernando Ochoa Suarez, the LACAHSAs COC Committee, took the following actions:

- 1. Reviewed the redlined version of the LACAHSAs COC's Charter that incorporated feedback provided at the March 6, 2027 LACAHSAs COC Meeting and considered additional feedback by the LACAHSAs COC; and**
- 2. Approved a recommendation to the full LACAHSAs Board to adopt the LACAHSAs COC's Charter, as amended to incorporate the following changes requested by the LACAHSAs COC:**
 - a. streamline the charter document by making appropriate formatting revisions throughout the document;**
 - b. revising the term language to ensure alignment with the Inspector General's report; and**
 - c. attaching a concise version of Exhibit A that relates to the COC Members' Terms.**

Said motion was duly carried by the following vote:

Ayes: 9 - Chair Zerita Jones, Vice Chair Ted Chandler, Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, Member Melody Osuna, and Member Melanie Robledo (via teleconference [SB 707])

Absent: 2 - Member Jesus Hermosillo and Member Gabriel

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

IV. REPORTS

9. Receive and File Oral Report of the Inspector General.
 - a. Recognition of Interim CEO Ryan Johnson for his dedicated service to LACAHSAs. (26-2391)

Inspector General, Bolivar Vilchez, recognized LACAHSAs Interim CEO Ryan Johnson for his accomplishments and dedication to LACAHSAs. Interim CEO Johnson reflected on his start with LACAHSAs, noted key achievements during his tenure and CEO, and thanked the Inspector General and the LACAHSAs COC.

This item was received and filed.

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

V. MISCELLANEOUS

Public Comment

10. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency Citizens' Oversight Committee on items of interest that are within the subject matter jurisdiction of the Citizens' Oversight Committee that are not on the agenda for this meeting. (26-2394)

Opportunity was given to members of the public to address the LACAHSAs COC. There was no public comment.

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

Adjournment

11. Adjournment of the May 1, 2026 meeting of the Los Angeles County Affordable Housing Solutions Agency Citizens' Oversight Committee. (26-2395)

The regular meeting of the LACAHSAs Citizens' Oversight Committee was adjourned at 12:40 p.m.