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Interim Citizens' Oversight Committee
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**STATEMENT OF PROCEEDINGS FOR THE
LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY
INVESTMENT REVIEW COMMITTEE**

**Kenneth Hahn Hall of Administration
500 W. Temple Street, Conference Room 140B
Los Angeles, CA 90012**

Thursday, September 25, 2025

2:00 PM

AUDIO FOR THE ENTIRE MEETING. (25-5347)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

- 1.** Call to Order, Land Acknowledgment, and Roll Call. (25-5206)

Alternate Member Isela Gracian (for Chair Holly J. Mitchell) called the Los Angeles County Affordable Housing Solutions Agency Investment Review Committee (LACAHSA IRC) to order at 2:05 p.m.

Martha Arana, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted the roll.

Present: Alternate Member Isela Gracian (for Chair Holly J. Mitchell), Alternate Mashael Majid (for Vice Chair Nithya Raman), Member Ted Chandler, Member Alan Greenlee, Member Jonathan Jager, Member Jed Leano, Alternate Member Tunua Thrash Ntuk (for Member Rex Richardson) and Alternate 2, Member Gabriel Leavell

Alternate 2, Member Gabriel Leavell, did not participate in this meeting due to a quorum of the LACAHSA IRC regular members being present and participating in the proceedings.

- 2.** Items to be Added or Reordered on the Agenda. (25-5217)

Alternate Member Isela Gracian (for Chair Holly J. Mitchell) introduced the item. There was no action taken on this item.

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

3. 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. (25-5214)

Alternate Member Isela Gracian (for Chair Holly J. Mitchell) introduced this item and asked if any member of the LACAHSa IRC had disclosures to make on any item in which the member may have a conflict of interest under state law, and to indicate whether the member would be recusing from voting on any item on this agenda.

There were no disclosures or recusals from the LACAHSa IRC members.

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

4. Approval of the August 18, 2025 LACAHSa Investment Review Committee Meeting Minutes. (25-5210)

Alternate Member Isela Gracian (for Chair Holly J. Mitchell) introduced this item.

Opportunity was given to members of the public to address the LACAHSa IRC. There was no public comment.

On motion of Member Alan Greenlee, seconded by Member Jonathan Jager, the LACAHSa IRC approved the meeting minutes of August 18, 2025. Said motion was duly carried by the following vote:

Ayes: 5 - Alternate Member Isela Gracian (for Chair Holly J. Mitchell), Alternate Member Mashael Majid (for Vice Chair Nithya Raman), Member Alan Greenlee, Member Jonathan Jager and Member Rex Richardson

Abstentions: 2 - Member Ted Chandler and Member Jed Leano

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

II. DISCUSSION

- 5.** Review Draft LACAHSAs Production and Preservation NOFA I
- a. General Terms of Draft LACAHSAs Production and Preservation NOFA I Presentation; and
 - b. Authorize the Release of Draft LACAHSAs Production and Preservation NOFA I for 30-day Public Comment Period. (25-5222)

Alternate Member Isela Gracian (for Chair Holly J. Mitchell) introduced the item and added that Item No. 5.a is for a presentation and discussion only; votes will not be taken on Item No. 5.a.

Ryan Johnson, LACAHSAs Interim CEO, introduced Claudia Lima, LACAHSAs Managing Director of Strategic Investments. He recognized and expressed appreciation for Ms. Lima’s work on the LACAHSAs NOFA 1, given the short period of time she had for its completion.

Claudia Lima gave a presentation and responded to questions posed by the LACAHSAs IRC.

She introduced Adam Cray, CSG Advisors, who attended meeting virtually. Adam Cray provided highlights on the LACAHSAs NOFA 1 scoring criteria and responded questions posed by the LACAHSAs IRC.

The LACAHSAs IRC discussed:

- **The importance of flexibility in project funding and scoring criteria for housing affordability;**
- **The need to differentiate between due diligence points and housing policy objectives; and**
- **The urgency for quick action on funding projects to address housing deficiencies.**

Alternate Member Mashaal Majid (for Vice Chair Nithya Raman) suggested the allocation of points be given based on *project readiness*. Therefore, she suggested adding the following additional criteria when considering *project readiness*:

1. **Projects that are from the Priority Geographies Based on Tax Credit Allocation Committee (TCAC) Opportunity Maps, from the State of California;**
2. **Projects targeting priority populations;**
3. **Whether a project needs entitlements or is by-right;**
4. **Projects that are cost effective;**
5. **Projects with units that are designated Acutely Low Income (ALI) and Extremely Low Income (ELI) Units;**
6. **Projects that consider alternative housing models;**
7. **Projects with other funding commitments;**
8. **Projects with a history of success with public financing access;**
9. **Projects with strong accessibility standards;**
10. **Projects that partner with public agencies who can offer a contribution of land;**
11. **Projects that do not relocate existing tenants.**

Alternate Member Majid (for Vice Chair Nithya Raman) also requested the following two revisions to the timelines:

1. **Extending the Public Comment closing date from October 27, 2025 to November 3, 2025; and**
2. **Moving the Final NOFA 1 release date from November 14, 2025 to November 21, 2025.**

Interim CEO Ryan Johnson confirmed LACAHSAs will make the two timeline adjustments suggested by Alternate Member Majid (for Vice Chair Nithya Raman).

Opportunity was given to members of the public to address the LACAHSAs IRC. There was no in person public comment. Becky Dennison provided virtual public comment.

After discussion, on motion of Member Jed Leano, seconded by Alternate Member Mashael Majid (for Vice Chair Nithya Raman), Item No. 5.b was approved as amended to:

1. **Extend the Public Comment closing dated from October 27, 2025 to November 3, 2025; and**
2. **Move the NOFA 1 release date from November 14, 2025 to November 21, 2025.**

Said motion was duly carried by the following vote:

Ayes: 7 - Alternate Member Isela Gracian (for Chair Holly J. Mitchell), Alternate Member Mashael Majid (for Vice Chair Nithya Raman, Member Ted Chandler, Member Alan Greenlee, Member Jed Leano, Member Jonathan Jager and Member Rex Richardson

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

III. MISCELLANEOUS

Public Comment

6. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency Investment Review Committee (LACAHSa IRC) on items of interest that are within the subject matter jurisdiction of the LACAHSa IRC, that are not on the agenda for this meeting. (25-5215)

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

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

Adjournment

7. Adjournment of the September 25, 2025, meeting of the Los Angeles County Affordable Housing Solutions Agency Investment Review Committee. (25-5218)

The LACAHSa Investment Review Committee meeting was adjourned at 3:24 p.m.