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Interim Citizens' Oversight
Committee Chair



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

**Kenneth Hahn Hall of Administration
500 W. Temple Street, Room 372
Los Angeles, CA 90012**

Friday, February 13, 2026

2:30 PM

AUDIO FOR THE ENTIRE MEETING (26-1353)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

- 1. Call to Order and Roll Call. (26-1127)**

Chair Zerita Jones called the Los Angeles County Affordable Housing Solutions Agency Citizens' Oversight Committee (LACAHSAs COC) meeting to order at 2:37 p.m. and subsequently transferred facilitation of the meeting to Vice Chair Ted Chandler.

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

Present: Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: Member Jesus Heramosillo and Member Danielle Okeith

2. Welcome by LACAHSAs Inspector General. (26-1128)

Vice Chair Chandler welcomed LACAHSAs Inspector General, Bolivar Vilchez.

Inspector General Vilchez expressed his appreciation to the LACAHSAs COC Members and stated that he is honored, to serve as LACAHSAs Inspector General, and to support the Citizens' Oversight Committee. He highlighted his commitment to strengthening oversight, accountability, and transparency within the LACAHSAs and affirmed his intention to advance affordable housing efforts and maintain public trust through clear and transparent reporting.

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

3. Introduction of Committee Members. (26-1129)

LACAHSAs COC members provided brief self-introductions.

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

4. Approval of November 24, 2025 LACAHSAs Citizens' Oversight Committee Meeting Minutes. (26-1130)

Opportunity was given to members of the public to address the LACAHSAs COC. There was no public comment on this item. Member Lisa Gooden requested that the second sentence of Item No. 4 be corrected to change the reference of "LACAHSAs RPHP Committee" to "LACAHSAs COC."

On motion of Member Fernando Ochoa Suarez, seconded by Chair Zerita Jones, the LACAHSAs COC approved the meeting minutes of November 24, 2025, as amended to correct the second sentence of Item No. 4 from "LACAHSAs RPHP Committee" to "LACAHSAs COC." Said motion was duly carried by the following vote:

Ayes: 8 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Abstentions: 1 - Member Ted Chandler

Absent: 2 - Member Jesus Hermosillo and Member Danielle Okeith

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

II. PRESENTATION

- 5.** Presentation on the role of the Office of Inspector General. (26-1131)

Vice Chair Ted Chandler presented the item and introduced Bolivar Vilchez, LACAHSAs's Inspector General.

Inspector General Vilchez gave a presentation and responded to questions posed by the LACAHSAs COC.

He presented a short overview of the Inspector General's mission, authorities, and planned oversight approach, with emphasis on coordination with the Citizens' Oversight Committee. His briefing highlighted LACAHSAs COC's role in approving the annual expenditure plan and reviewing required audits, and the Inspector General's responsibilities for public reporting and oversight support.

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

By Common Consent, there being no objection (Members Jesus Hermosillo and Danielle Okeith being absent), this item was received and filed.

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

II. DISCUSSIONS

6. Discuss Committee Permanent Appointments and Vacancies.

- a. Committee Permanent Appointments; and
- b. Committee Vacancies (26-1133)

Inspector General Vilchez gave an oral report.

LACAHSAs COC Members, Diana Amparo Jimenez and Nohel Corral, provided feedback regarding Committee Vacancies and discussed potential candidates for consideration.

Michael Maurer, Partner with Best Best and Krieger LLP and General Counsel for LACAHSAs, provided a brief overview on SB 679 related to filling the vacancies on the LACAHSAs COC 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 Nohel Corral, seconded by Vice Chair Zerita Jones, the LACAHSAs COC took the following actions:

- 1. Approved the Inspector General's designation of the current Citizens' Oversight Committee ("COC") members as permanent members and term start dates pursuant to the Inspector General's authority under the Los Angeles County Regional Housing Finance Act (the "Act"); and**
- 2. Received and filed the Inspector General's report and feedback from the LACAHSAs COC on the special solicitation process for applications to fill two vacancies in the Committee pursuant to the Citizens' Oversight Committee Charter and the Act that includes:**
 - Seat 10: A recognized representative of employees at the Los Angeles Homeless Services Authority, and**
 - Seat 12: A young between 18 and 24 years of age with demonstrated lived experience of homelessness, experience as a low or moderate income tenant, or demonstrated experience as an organizer or advocate for tenant rights with community based organizations, who shall be a nonvoting member.**

The LACAHSAs COC discussed the lack of attendance by the member currently appointed to Seat 12 and will explore a replacement.

Said motion was duly carried by the following vote:

Ayes: 9 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: 2 - Member Jesus Herмосillo and Member Danielle Okeith

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

7. Discussion and Approval of the LACAHSА Citizens' Oversight Committee Meeting Schedule. (26-1132)

Natalie Donlin Zappella made a presentation and responded to questions posed by the LACAHSА COC.

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

Item No. 8 was presented before a vote was taken on this item (No. 7).

On motion of Member Lisa Gooden, seconded by Member Nohel Corral, the LACAHSА COC Committee approved the LACAHSА COC Meeting Schedule. Said motion was duly carried by the following vote:

Ayes: 9 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: 2 - Member Jesus Herмосillo and Member Danielle Okeith

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

8. Recommendation to Approve Virtual Meetings pursuant to SB 707 (Durazo, et al., 2025). (26-1134)

This item was presented and voted on before Item No. 7.

General Counsel Maurer, provided a brief overview of SB 707 and responded to questions posed by the LACAHSACOC. He explained that SB 707's new provisions in the Brown Act impact multi jurisdictional agencies. These new provisions may allow Committee Members to attend meetings remotely under certain conditions, enhancing Board Members' meeting participation.

For example, twice a year, if a Committee Member travels 20 miles or more to the place of the meeting, the Committee 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 Committee 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.

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

After discussion, on motion of Member Nohel Corral, seconded by Chair Zerita Jones, the LACAHSACOC took the following actions:

1. **Adopt Resolution No. 1 resolution, as amended to remove Section 3, that reads, “The authorization related to Government Code section 54953.8.6 will be subject to renewal every six months,” and that Section No. 6 be renumbered to Section No. 3; enabling the LACAHSa COC to:**

- a. **Use teleconferencing as an “eligible multijurisdictional bodies” pursuant to Government Code section 54953.8.7; and**
- b. **Use teleconferencing as “eligible subsidiary bodies” pursuant to Government Code section 54953.8.6;**

Said motion was duly carried by the following vote:

Ayes: 9 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: 2 - Member Jesus Hermosillo and Member Danielle Okeith

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

9. Nominations and Election of Citizens’ Oversight Committee Chair and Vice Chair. (26-1135)

General Counsel Michael Maurer delivered an oral presentation outlining the nomination process and conducted a vote for the election.

He further suggested that, for future meetings, public comment be taken at the beginning of the meeting rather than individually for each agenda item.

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

After discussion, on motion of Member Zerita Jones, seconded by Member Nohel Corral, the LACAHSa COC re appointed Interim Chair Zerita Jones as Chair of the LACAHSa COC. Said motion was duly carried by the following vote:

Ayes: 9 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: 2 - Member Jesus Hermosillo and Member Danielle Okeith

After discussion, on motion of Chair Zerita Jones, seconded by Nohel Corral, the LACAHSACOC re-appointed Interim Vice Chair Ted Chandler as Vice Chair of the LACAHSACOC. Said motion was duly carried by the following vote:

Ayes: 9 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: 2 - Member Jesus Hermosillo and Member Danielle Okeith

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

III. REPORT

10. Receive and File Oral Report of the Inspector General. (26-1136)

Bolivar Vilchez, LACAHSACOC Inspector General gave an oral report and responded to questions posed by the LACAHSACOC Committee.

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

On motion of Member Fernando Ochoa Suarez, seconded by Member Lisa Gooden, the LACAHSACOC Committee received and filed the Inspector General's oral report. Said motion was duly carried by the following vote:

Ayes: 9 - Member Nohel Corral, Member Lisa Gooden, Member Diana Amparo-Jimenez, Member Benjamin Kurzius, Member Gabriel Leavell, Member Fernando Ochoa-Suarez, Member Melody Osuna, Vice Chair Ted Chandler, and Chair Zerita Jones

Absent: 2 - Member Jesus Hermosillo and Member Danielle Okeith

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

IV. MISCELLANEOUS

Public Comment

11. 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. (26-1137)

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

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

Adjournment

12. Adjournment of the February 13, 2026 meeting of the Los Angeles County Affordable Housing Solutions Agency Citizens' Oversight Committee. (26-1138)

The regular meeting of the LACAHSACOC was adjourned at 4:14 p.m.