

LACAHSa BOARD

Rex Richardson
Mayor, City of Long Beach
City of Long Beach, Board Chair

Miguel A. Santana
President & CEO,
California Community Foundation,
City of Los Angeles,
Board Vice Chair

Victor A. Sanchez
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



Statement of Proceedings for the
Los Angeles County Affordable Housing Solutions Agency
Budget and Administrative Executive Committee Meeting
500 West Temple Street, Room 372, Los Angeles, CA 90012

TELECONFERENCE LOCATION:
***Long Beach City Hall, 11th Floor**
411 W. Ocean Boulevard, Long Beach, CA 90012

Wednesday, August 13, 2025

10:00 AM

AUDIO FOR THE ENTIRE MEETING. (25-4670)

Attachments: [Audio](#)

I. ADMINISTRATIVE MATTERS

- 1. Call to Order, Land Acknowledgment, and Roll Call. (25-4384)**

Chair Richardson called the Los Angeles County Affordable Housing Solutions Agency Budget and Administrative Executive Committee (LACAHSa Executive Committee) Meeting to order at 10:04 a.m.

Martha Arana, 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 Chairperson Miguel A. Santana, 2nd Vice Chairperson Victor A. Sanchez, Board Member Holly J. Mitchell, Board Member Natalie Knott and Board Member Jorgel Chavez

- 2. Items to be Added or Reordered on the Agenda. (25-4385)**

There was no action taken on this item.

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

3. 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. (25-4386)

Chair Richardson introduced this item and asked if any member of the LACAHSAs Executive Committee had disclosures to make on any item on the August 13, 2025 agenda, in which 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 the agenda.

There were no disclosures or recusals from LACAHSAs members for voting for any of the items listed on the August 13, 2025 LACAHSAs Executive Committee agenda.

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

II. PUBLIC COMMENT

4. 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. (25-4392)

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

Chichi Navarro provided in person public comment. There was no virtual public comment.

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

III. DISCUSSIONS/ACTIONS

5. Approval of the June 18, 2025 LACAHSAs Budget and Administrative Executive Committee Meeting Minutes. (25-3854)

On motion of Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), seconded by 1st Vice Chair Miguel A. Santana, the LACAHSAs Executive Committee approved the meeting minutes of June 18, 2025. Said motion was duly carried by the following:

Ayes: 4 - Chair Rex Richardson, 1st Vice Chairperson Miguel A. Santana, Board Member Holly J. Mitchell and Board Member Natalie Knott

Absent: 2 - 2nd Vice Chairperson Victor A. Sanchez and Board Member Jorgel Chavez

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

6. FY 2025-26 Budget and Finance Matters:

- a. Consideration of the FY 2025-26 Production, Preservation & Ownership Budget;
- b. Consideration of moving forward with Social Bond offering for future approval by the Board and authorize LACAHSAs Interim CEO to undertake necessary related activities; and
- c. Consideration of Debt Policy. (25-4387)

Chair Richardson introduced the item and presented Ryan Johnson, Interim CEO of LACAHSAs.

Ryan Johnson explained that this item covers a presentation on the 2025 26 Production, Preservation, and Ownership (PPO) budget and the Renter Protection and Homelessness Prevention (RPHP) budget. The potential action will be to approve the two budgets and to move forward with the social bond process.

Ryan Johnson introduced the presenter Claudia Lima, Managing Director of Strategic Investments of LACAHSAs. Claudia Lima made a presentation and responded to questions posed by the LACAHSAs Executive Board.

Alternate Board Member Gracian questioned if the action on this item was voting on a recommendation to adopt the proposed budgets without a social bond.

Claudia Lima clarified that the recommendation is to adopt the PPO and RPHP budgets contingent upon a social bond closing. Alternate Board Member Gracian (for Board Member Holly J. Mitchell) recommended that Board Reports need to clarify the action that the LACAHS Board will be potentially adopting.

Alternate Board Member Gracian requested LACAHS Staff to include an addendum to clarify technical questions that the LACAHS Board Members may have.

First Vice Chair Santana requested that the LACAHS General Counsel figure out if Measure A will be impacted by a proposed ballot measure that has been circled by the Taxpayers Association and to hold a closed session at the August 20, 2025 LACAHS Board meeting for discussion. LACAHS General Counsel, Mike Maurer responded that the LACAHS General Counsel will have to look into justification for holding a Closed Session and will provide the LACAHS Board Members a confidential memo, if there is not a justification to discuss measure in a Closed Session. Mr. Maurer, Partner with Best Best and Krieger LLP and LACAHS Counsel added that the his firm is actively conducting legal analysis on the proposed ballot measure to identify any potential impacts, if LACAHS issues a bond.

After discussion, on motion of First Vice Chair Miguel A. Santana, seconded by Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), the LACAHS Executive Committee approved this item. Said motion was duly carried by the following vote:

Ayes: 4 - Chair Rex Richardson, 1st Vice Chair Miguel A. Santana, Board Member Holly J. Mitchell and Board Member Natalie Knott

Absent: 2 - 2nd Vice Chairperson Victor A. Sanchez and Board Member Jorgel Chavez

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

7. REVISED Approval of Renter Protections & Homelessness Prevention (RPHP) Guidelines and Production, Preservation & Ownership (PPO) Guidelines:
- a. Consideration of RPHP Guidelines; and
 - b. Consideration of PPO Guidelines (25-4463)

LACAHSAs Interim CEO Ryan Johnson introduced presenter Chris Andrews, Director at MDG Associates, Inc. LACAHSAs Chief of Programs, Julie Leadbetter was present virtually and also responded to questions posed by the LACAHSAs Executive Committee.

Member Knott expressed concerns regarding the exclusion added to the Draft Program Guidelines in the Redlined version, under, "Emergency Rental Assistance" that affects people who receive permanent housing subsidies and that reads as follows:

"Households currently enrolled in a time limited subsidy program such as rapid rehousing, shallow subsidies or other TLS are not eligible for Emergency Rental Assistance."

Julie Leadbetter clarified that the intention was not to be exclusive but to encourage a process in which the landlord and tenant can work together and to lower the tenant's income.

Member Knott recommended to eliminate the provision and/or add to hold housing agencies and landlords responsible not just the tenants.

To respond to concerns expressed by the LACAHSAs Executive Committee, Julie Leadbetter announced that LACAHSAs will review Member Knott's comments and public comments to revise the eligibility in the Draft Program Guidelines.

Chair Rex Richardson advised Ryan Johnson and Julie Leadbetter to consult with Member Knott and Alternate Gracian before the next LACAHSAs Board meeting. First Vice Chair Santana suggested for LACAHSAs to coordinate with the Los Angeles County to create a systems approach to eliminate the gaps.

After discussion, on motion of Second Vice Chair Victor A. Sanchez, seconded by Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), the LACAHSAs Executive Committee took the following actions:

1. Approved this item; and
2. Instructed LACAHSAs staff to work with Committee Members Knott and Gracian to address their concerns raised on the addition of “Households currently enrolled in a time limited subsidy program such as rapid rehousing, shallow subsidies or other TLS are not eligible for Emergency Rental Assistance,” under Emergency Rental Assistance of the guidelines.

Said motion was duly carried by the following vote:

Ayes: 5 - Chair Rex Richardson, 2nd Vice Chairperson
Victor A. Sanchez, Board Member Holly J. Mitchell,
Board Member Natalie Knott and Board Member
Jorgel Chavez

Abstentions: 1 - 1st Vice Chairperson Miguel A. Santana

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

8. Update on Funding Memoranda of Understanding for Eligible Jurisdictions. (25-4464)

LACAHSAs Interim CEO, Ryan Johnson, provided a brief update on the status of the approved Funding Memorandum of Understanding for the Eligible Jurisdictions.

There was no action taken on this item.

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

9. Review of Draft Agenda for the August 20, 2025 LACAHSAs Regular Board Meeting. (25-4465)

There was no action taken on this item.

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

IV. REPORTS

10. LACAHSAs Chair's Announcement of Appointments to Renter Protections & Homelessness Prevention Committee and Investment Review Committee. (25-4466)

LACAHSAs Interim CEO, Ryan Johnson presented Chair Richardson's appointments to the LACAHSAs Investment Review Committee (IRC) and Renter Protections & Homelessness Prevention Committee (RPHP Committee).

Member Chavez requested for a status on the Local City Coordination Capacity Building Committee. Mr. Johnson reported that LACAHSAs is working on providing an update next month, as LACAHSAs and the Southern California Association of Governments (SCAG) enter into a contract and LACAHSAs hires a Head of Intergovernmental Affairs.

There was no action taken on this item.

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

11. Receive and File the Interim CEO's Oral Report. (25-4389)

There was no action taken on this item.

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

12. Receive and File Oral Report of the Human Capital Ad-Hoc Committee:
- a. Status of Inspector General Recruitment; and
 - b. Status of the CEO Recruitment. (25-4390)

There was no action taken on this item.

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

V. MISCELLANEOUS

Adjournment

13. Adjournment of the August 13, 2025, regular meeting of the Los Angeles County Affordable Housing Solutions Agency Budget and Administrative Executive Committee. (25-4393)

Chair Richardson announced that the city of Long Beach has had the opportunity to program Measure A dollars through a plan called Upstream LB (Long Beach). Upstream LB is Long Beach's Homeless Prevention and Housing Pathways plan.

Chair Richardson thanked everyone for joining the Executive Committee Meeting.

The LACAHS Budget and Administrative Executive Committee meeting was adjourned at 11:19 a.m.