

LACAHS Board

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Natalie Knott

Supervising Attorney,
Legal Aid Foundation of Los Angeles
Renter Protections Expert Seat

Kome Ajise

Executive Director, SCAG
Non-Voting Member

Zerita Jones

Housing Justice Organizer
Citizens' Oversight Committee Chair



Statement of Proceedings for Regular 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

**Member Lisa Gooden participated remotely
via SB 707 (Gov. Code, § 54953.8.6)*

Friday, June 5, 2026

10:00 AM

AUDIO LINK FOR THE ENTIRE MEETING. (26-3671)

[Attachment](#) [Audio](#)

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call (26-3358)

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

Martha Arana, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, noted for the record that Member Lisa Gooden requested to teleconference for "Just Cause" due to illness. Member Gooden confirmed the reason for "Just Cause" and disclosed that no persons over the age of 18 were present at her teleconference location. Ms. Arana proceeded with the roll, and the following Committee Members were:

Present: Chair Zerita Jones, Member Nohel Corral, *Member Lisa Gooden (via teleconference [SB 707]), Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, Member Melody Osuna, and Member Melanie Robledo

Absent: Vice Chair Ted Chandler, Member Jesus Hermosillo, Member Diana Amparo-Jimenez, Member Gabriel Leavell, and Non-Voting Member Elena Juarez Rosas

2. Items to be Added or Reordered on the Agenda. (26-3364)

There were no items added or reordered on the agenda.

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. (26-3359)

There were no disclosures or recusals.

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

II. DISCUSSION/ACTIONS

4. Approval of the May 1, 2026, LACAHSAs Citizens' Oversight Committee (COC) Meeting Minutes. (26-3362)

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

On motion of Member Fernando Ochoa-Suarez, seconded by Member Benjamin Kurzius, the LACAHSAs COC Committee approved the meeting minutes of May 1, 2026. Said motion was duly carried by the following vote:

Ayes: 7 - Chair Zerita Jones, Member Nohel Corral, *Member Lisa Gooden (via teleconference [SB 707]), Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, Member Melody Osuna, and Member Melanie

Absent: 4 - Vice Chair Ted Chandler, Member Jesus Hermosillo, Member Diana Amparo-Jimenez, and Member Gabriel Leavell

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

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5. Review and Comment Recommend Approval of Proposed Standards for the Audits of Recipients of Measure A Funding. (26-3366)

Richmond McMurray, LACAHSAs Interim Chief Financial Officer, and Freddy Smith, Partner with EisnerAmper (participating remotely), gave a presentation and responded to questions posed by the LACAHSAs COC.

Bolivar Vilchez, LACAHSAs Inspector General (participating remotely), also addressed 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 Melody Osuna, seconded by Member Nohel Corral, this item was received and filed.

Ayes: 7 - Chair Zerita Jones, Member Nohel Corral, *Member Lisa Gooden (via teleconference [SB 707]), Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, Member Melody Osuna, and Member Melanie Robledo

Absent: 4 - Vice Chair Ted Chandler, Member Jesus Hermosillo, Member Diana Amparo-Jimenez, and Member Gabriel Leavell

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

6. Review and Recommend Approval of Complaint Form on Tenant and Landlord Issues Raised During Public Comment at LACAHSAs Board and Committee Meetings. (26-3365)

Natalie Donlin Zappella, Director of Partnerships and Climate Practice with Global Policy Leadership Academy, gave a presentation and responded to questions posed by the LACAHSAs COC.

Bolivar Vilchez, LACAHSAs Inspector General, also addressed the LACAHSAs COC and responded to questions.

Pedro Alfonso, Associate with Best Best & Krieger LLP, and LACAHSAs General Counsel, also addressed 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 Member Melanie Robledo, the LACAHSa COC approved this item as amended to:

- 1. Revise the Complaint Form as follows:**
 - a. Keep the first paragraph on Page 1 of the Complaint Form that reads, “Use this form to document concerns raised during Board public comment, acknowledge that the concern was heard, and forward the matter to the agency or jurisdiction with apparent authority when appropriate. This form is not used to investigate, resolve, or track final disposition of the underlying issue;”**
 - b. Remove language on Page 1 of the Complain Form that reads:**
 - “This form contains two sections. Section 1 should be completed by the person submitting the complaint and is designed to capture information about the issue being reported. Section 2 is for LACAHSa staff use only to document intake. LACAHSa will work with the appropriate County Supervisor office to ensure it is referred to the appropriate office, department, or external agency for follow-up;” and**
 - “Form Color Key” legend box;**
 - c. Keep the following language on Page 1 of the Complaint Form contained in the “yellow box” that reads, “Important note. Completion of this form does not mean LACAHSa has jurisdiction over the matter or will investigate or resolve the underlying issue. The purpose is to acknowledge the concern, refer it when appropriate, and identify patterns relevant to eligible jurisdictions receiving LACAHSa funds;”**
 - d. Remove Pages 3, 4, and 5 of the Complaint Form; and**
 - e. Review the Complaint Form to ensure “plain language” is used throughout the form for access to all members of the public; and**
- 2. Ensure that hard copies of the Complaint Form are available at all LACAHSa Regular Meetings and LACAHSa Standing Committee Meetings, as well as for online filing.**

Said motion was duly carried by the following vote:

Ayes: 7 - Chair Zerita Jones, Member Nohel Corral, *Member Lisa Gooden (via teleconference [SB 707]), Member Benjamin Kurzius, Member Fernando Ochoa-Suarez, Member Melody Osuna, and Member Melanie Robledo

Absent: 4 - Vice Chair Ted Chandler, Member Jesus Hermosillo, Member Diana Amparo-Jimenez, and Member Gabriel Leavell

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

III. REPORTS

7. Review and File Oral Report of Inspector General. (26-3367)

Bolivar Vilchez, LACAHSa Inspector General, gave an oral report to the LACAHSa COC.

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

The LACAHSa COC received and filed the Inspector General's oral report.

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

IV. MISCELLANEOUS

Public Comment

8. 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. (26-3361)

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

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

Adjournment

9. Adjournment of the June 5, 2026 meeting of the Los Angeles County Affordable Housing Solutions Agency Citizens' Oversight Committee. (26-3369)

The regular meeting of the LACAHSa Citizens' Oversight Committee was adjourned at 11:31 a.m.
