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Housing Preservation Expert

NATALIE KNOTT
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Legal Aid Foundation of Los Angeles
Renter Protection Expert

ZERITA JONES
Housing Justice Organizer
Chair, Citizens' Oversight Committee (COC)

KOME AJISE
Executive Director, SCAG
Non-Voting Member

LACAHSA
THE AFFORDABLE
SOLUTIONS AGENCY

STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY

The Metropolitan Water District of Southern California Headquarters, Boardroom
700 N. Alameda Street, Los Angeles, 90012

http://lacahsa.gov

Wednesday, September 16, 2026

11:00 AM

AUDIO FOR THE ENTIRE MEETING. (26-6113)

Attachments: AUDIO

I. ADMINISTRATIVE MATTERS

1. Call to Order and Roll Call. (26-5538)

Chair Miguel A. Santana called the meeting of the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) to order at 11:08 a.m.

The Land acknowledgment was played.

Rhonda Rangel, Assistant Division Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted the roll. The following Board Members were:

Present: Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Chair Natalie Knott, Board Member Jed Leano, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis), and Board Member Kome Ajise (non-voting)

Absent: Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Nithya Raman, Board Member Rex Richardson

2. Call for Disclosures/ Recusals: Directors of LACAHSA 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. (26-5833)

Chair Miguel A. Santana informed the LACAHSA Board Members of their opportunity to disclose any items for which they had a conflict of interest under state law, and to acknowledge whether they would recuse themselves from participating in and voting on any item on the agenda.

There were no disclosures or recusals.

Attachments: Public Comment/Written Correspondence

II. PUBLIC COMMENT

3. Opportunity for members of the public to address the Board of Directors of the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) on items of interest that are within the subject matter jurisdiction of LACAHSA, and on items that are on the agenda for this meeting. (26-5834)

Opportunity was given to members of the public to address the LACAHSA Board.

Ani Khash and Ralph Cruz provided in person public comment.

Anita Goswami and Victor Omelczenko provided virtual public comment.

Attachments: Public Comment/Written Correspondence

III. DISCUSSIONS

4. Affordable Housing Production, Preservation & Ownership.

a. Presentation on Social Bond Status and Production, Preservation & Ownership Program Activities.

b. Approval of Contract Award to Mesirow Financial, Inc. for Capital Markets Strategy & Consulting Services.

c. Approval of Contract Award to CohnReznick Advisory LLC for Housing Portfolio Strategy & Consulting Services. (26-5835)

Claudia Lima, LACAHSA Chief Strategic Investments Officer; David Leifer, Senior Managing Director, KNN Public Finance and Alexander Zaman, Executive Director, Morgan Stanley, gave a presentation and responded to questions posed by the LACAHSA Board. Michael Maurer, Partner with Best Best & Krieger LLP (BBK) and LACAHSA's General Counsel, also addressed the LACAHSA Board and responded to questions.

LACAHSA Chief Executive Officer, Lori Ann Farrell, also provided remarks on Item No. 4. She thanked the LACAHSA staff, General Counsel Michael Maurer, as well as all of those involved with LACASHA's successful issuance of a $220 million social bond, bond that received an "AA" Fitch rating, and will further financing for low-income housing projects.

After discussion, on motion of 1st Vice Chair Victor A. Sanchez, seconded by Board Member Natalie Knott, the LACAHSA Board took the following actions:

1. **Received and filed Item No. 4.a;**

2. **Awarded the Capital Markets Products & Strategy contract to Mesirow Financial, Inc. and authorized the CEO to negotiate and execute any and all documents effectuating the agreement, with a maximum contract value of $300,000 and with approval as to form by General Counsel; and**

3. **Awarded the Portfolio Modeling & Strategy contract to CohnReznick Advisory LLC and authorize the CEO and/or her designee to negotiate, finalize and execute any and all documents effectuating the agreement, with a maximum contract value of $200,000 and with approval as to form by General Counsel.**

Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

5. Approval of Employment Agreement with Martha Arana for Board Secretary Position. (26-5836)

Chair Miguel A. Santana introduced the item.

1st Vice Chair Victor A. Sanchez expressed appreciation to LACAHSA Chief Human Resources Officer, Louisa Amott, and her staff for leading and advancing the recruitment for the board secretary position.

He further reported that a focused recruitment effort resulted in forty-three applicants. From these, five candidates were selected for initial review, followed by interviews that narrowed the pool to three finalists. Martha Arana was ultimately selected as the Board Secretary. He noted that Ms. Arana brings over thirty years of public sector and government board administrative experience, along with extensive institutional knowledge of LACAHSA and that the Board looks forward to working with her.

Chair Miguel A. Santana shared that, having spent sixteen years in the Hall of Administration, he knows staff there will greatly miss Ms. Arana, noting her significant contributions to the Executive Office and administrative support to Los Angeles County Leadership Table for Regional Homeless Alignment.

Martha Arana thanked the LACAHSA Board for the opportunity.

General Counsel, Michael Maurer, for the record, provided specific details regarding the employment agreement.

After discussion, on motion of Alternate Board Member Zerita Jones, seconded by Board Member Lourdes Castro Ramirez, the LACAHSA Board approved the Employment Agreement with Martha Arana for the LACAHSA Board Secretary Position. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

IV. CONSENT CALENDAR

6. Approval of Contract Award to Macias Gini & O'Connell for Auditor Consulting Services. (26-5837)

This item was taken after Item No. 10.

Richmond McMurray, Interim Chief Financial Officer, LACAHSA gave a presentation and responded to questions posed by the LACAHSA Board.

After discussion, on motion of Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), seconded by 1st Vice Chair Victor A. Sanchez, the LACAHSA Board took the following actions:

1. **Appointed Macias Gini & O'Connell (MGO) as the Agency's external auditor; and**

2. **Authorized the CEO to negotiate and execute an engagement letter and all other documents, certificates, letters and writings necessary to complete the engagement of MGO, both in the capacity as external auditor and in the capacity as the contracted party to perform agreed-upon procedures ("AUPs") for the eligible jurisdictions ("EJs" and each, an "EJ"), in an amount not to exceed $540,000 in the aggregate for the FY 25-26 engagement and for a term of two years with an optional three year extension, with approval as to form by the General Counsel.**

Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

7. Approval of the August 19, 2026 LACAHSA Regular Meeting Minutes. (26-5838)

This item was taken up with all other items on the Consent Calendar.

On motion of Board Member Paige Kaluderovic, seconded by Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), the LACAHSA Board approved the August 19, 2026 LACAHSA Regular Meeting Minutes. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

8. Approval of Legislative Support Positions on Pending California Legislation (2025-26 California Legislative Session). (26-5840)

This item was taken up with all other items on the Consent Calendar.

On motion of Board Member Paige Kaluderovic, seconded by Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), the LACAHSA Board approved this item. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

9. Approval of Second Amendment to Professional Services Agreement with EisnerAmper (Eisner Advisory Group LLC) for Finance Support and Treasury Management Services, Compliance Support Services and Enterprise Resource Planning System Advisory Services. (26-5841)

This item was taken up with all other items on the Consent Calendar.

On motion of Board Member Paige Kaluderovic, seconded by Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), the LACAHSA Board approved this item. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

10. Authorize CEO to Execute a Memorandum of Understanding with the County of Los Angeles (through the Executive Office of the Board of Supervisors, Commission Services) for a One Year Term with an Option to Extend for an Additional One Year Term. (26-5842)

This item was taken up with all other items on the Consent Calendar.

On motion of Board Member Paige Kaluderovic, seconded by Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), the LACAHSA Board approved this item. Said motion was duly carried by the following vote:

Ayes: 15 - Chair Miguel A. Santana, 1st Vice Chair Victor A. Sanchez, Alternate Board Member Ivan Sulic (for 2nd Vice Chair Janice Hahn), Alternate Board Member Richard K. Green (for Board Member Kathryn Barger), Board Member Lourdes Castro Ramirez, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Martin Schlageter (for Board Member Marqueece Harris-Dawson), Board Member Jonathan Jager, Board Member Zerita Jones, Board Member Natalie Knott, Board Member Paige Kaluderovic, Alternate Board Member Isela Gracian (for Board Member Holly J. Mitchell), Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: 6 - Alternate Board Member Tiena Johnson Hall (for Board Member Karen Bass), Board Member Jason Gibbs, Board Member Lindsey P. Horvath, Board Member Jed Leano, Board Member Nithya Raman, and Board Member Rex Richardson

Attachments: Supporting Document
Public Comment/Written Correspondence

V. REPORTS

11. Receive and File Oral Report of Executive Committee. (26-5843)

Chair Miguel A. Santana reported that the Executive Committee reviewed the LACAHSA Board meeting agenda, the NOFA, and the Private Market Strategy. He noted that, going forward, the oral report by the Executive Committee will be included on future agendas only when there is substantive information to present beyond what is already being addressed by the full Board.

Attachments: Public Comment/Written Correspondence

12. Receive and File Oral Report of the CEO. (26-5844)

Chair Miguel A. Santana introduced this item.

LACAHSA Chief Executive Officer, Lori Ann Farrell, reported the following:

- **To date, she has met with eleven of the 22 LACAHSA Board Members and looks forward to completing the remaining scheduled appointments. She expressed appreciation for the opportunity provided to enable her to meet individually with each Board Member. General feedback received thus far from these meetings indicates high expectations for LACAHSA's role in gathering information, developing creative and responsible solutions, and acting quickly to address homelessness;**

- **Capital Market Strategy contract and portfolio management efforts are critical components of the Agency's work;**

- **The next LACAHSA Board meeting will include a discussion on affordable housing preservation, and updates on additional projects; and**

- **The collaboration with staff across all eligible jurisdictions has been strong, with valuable support, participation, and feedback that will inform organizational decisions.**

This item was received and filed.

Attachments: Public Comment/Written Correspondence

VII. MISCELLANEOUS

Adjournment

13. Adjournment of the September 16, 2026 meeting of the Los Angeles County Affordable Housing Solutions Agency. (26-5845)

The Los Angeles County Affordable Housing Solutions Agency adjourned its August 19, 2026, meeting at 12:37 p.m.