



DRAFT Statement of Proceedings for the Regular Meeting of the
Los Angeles County Affordable Housing Solutions Agency

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

<http://lacahsa.gov>

Wednesday, October 25, 2023

5:00 PM

I. ADMINISTRATIVE MATTERS

AUDIO FOR ENTIRE MEETING. (23-4025)

Attachments: [Audio](#)

1. Call to Order and Roll Call. (23-3604)

Chair Holly J. Mitchell called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 5:05 p.m.

Twila Kerr, Chief, Commission Services Division, Executive Office of the Los Angeles County Board of Supervisors, conducted the roll.

The following Board Members were:

Present: Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis) and Board Member Kome Ajise (non-voting member)

Absent: Board Member Jason Gibbs

DRAFT

2. Approval of the September 15, 2023, Meeting Minutes. (23-3605)

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

On motion of Chair Holly J. Mitchell, seconded by Board Member John A. Mirisch, the LACAHS Board approved the minutes of the meeting of September 15, 2023. Said motion was duly carried by the following vote:

Ayes: 18 - Chair Holly J. Mitchell, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 3 - 1st Vice Chair Rex Richardson, Board Member Jason Gibbs, and Board Member Nithya Raman

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

3. Approval of LACAHSAs Conflict of Interest Code. (23-3874)

Chair Holly J. Mitchell reported that at its meeting held September 12, 2023, the Los Angeles County Board of Supervisors approved the LACAHSAs Conflict of Interest Code (COI), in accordance with State law, and now it is time for the LACAHSAs Board to adopt a COI. Chair Holly J. Mitchell introduced Adrienne Patterson, Deputy County Counsel, County of Los Angeles, Office of the County Counsel, to further elaborate on the item.

Adrienne Patterson reported the following:

- The Political Reform Act (PRA) of 1974 provides that all local agencies or organizations must adopt a COI for Form 700 purposes;**
- Under the PRA, the code reviewing body for LACAHSAs is the Los Angeles County Board of Supervisors (BOS); therefore, on September 12, 2023, the BOS approved the LACAHSAs COI;**
- The Form 700 is a financial disclosure statement that must be completed in April of every year, for transparency purposes, by those who make or participate in governmental decisions;**
- Page 2 (Exhibit A) of the Supporting Document for this item identifies items that need to be disclosed and Page 3 (Exhibit B) identifies those designated positions who either make or participate in governmental positions for the LACAHSAs body.**

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

After discussion, on motion of Board Member Emma Sharif, seconded by Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), the LACAHSAs Board approved and adopted the LACAHSAs COI. Said motion was duly carried by the following vote:

Ayes: 18 - Chair Holly J. Mitchell, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Board Member Jed Leano, Board Member John A. Mirisch, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 3 - 1st Vice Chair Rex Richardson, Board Member Jason Gibbs, and Board Member Nithya Raman

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

4. Amend the December 14, 2023, LACAHS Board Meeting Start Time from 9:00 a.m. to 5:00 p.m. (23-3855)

Chair Holly J. Mitchell reported that at the LACAHS Board inaugural meeting, the LACAHS Board approved its meeting schedule for 2023; however, the LACAHS Board recently learned that the Metropolitan Water District Board Room would not be available on December 14, 2023, at 9:00 a.m., as approved at LACAHS Board's inaugural meeting. Therefore, the meeting start time for the December 14, 2023, would be changed from 9:00 a.m. to 5:00 p.m.

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

On motion of Board Member Jenna Hornstock, seconded by Board Member Jorgel Chavez, the LACAHSAs Board approved to amend the start time of the December 14, 2023, meeting from 9:00 a.m. to 5:00 p.m. Said motion was duly carried by the following vote:

Ayes: 19 - Chair Holly J. Mitchell, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Board Member Kathryn Barger, Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 2 - 1st Vice Chair Rex Richardson and Board Member Jason Gibbs

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

II. PRESENTATIONS/UPDATE

5. Presentation on Tenant Protections in Bell Gardens.

- Gustavo Romo, Director of Community Development, and Veronica Jaramillo, Housing Specialist, for the City of Bell Gardens (23-3725)

Chair Holly J. Mitchell reported that the presentation on tenant protections would focus on local city support and how LACAHSAs could support cities to build their capacity to strengthen their tenant protections producing more affordable housing and implementing housing policy programs. Chair Mitchell stated local city support was one of LACAHSAs role outlined in its enabling legislation (SB 679), and a minimum of 5% of LACAHSAs revenues must be allocated to local city support.

Chair Holly J. Mitchell introduced and welcomed Gustavo Romo, Director of Community Development and Veronica Jaramillo, Housing Specialist, for the City of Bell Gardens.

Gustavo Romo and Veronica Jaramillo made a presentation and responded to questions posed by the LACAHS Board.

Opportunity was given to members of the public to address the LACAHS Board for this item under Item No. 6.

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

6. Presentation on Affordable Housing Development and the San Gabriel Valley Regional Housing Trust.

- Brielle Salazar, Regional Housing Trust Manager, and Marisa Creter, Executive Director, of the San Gabriel Valley Regional Housing Trust

Chair Holly J. Mitchell introduced and welcomed Brielle Salazar, Regional Housing Trust Manager, and Marisa Creter, Executive Director, of the San Gabriel Valley Regional Housing Trust (SGVRHT).

Brielle Salazar (in-person) and Marisa Creter (teleconferencing) made a presentation and responded to questions posed by the LACAHS Board.

In response to Board Member Victor Sanchez’s request, Brielle Salazar agreed to provide information on the total cost, in addition to the SGVRHT funding allocation identified on Page 6 of the PowerPoint Presentation, for the following development projects:

- Azusa – N. Angeleno Ave. (Habitat for Humanity)
- Baldwin Park – Torch Street (Habitat for Humanity)
- San Gabriel – 405 S. Del Mar (Related)
- Montebello – The Blvd. (Cesar Chavez Foundation)
- Pomona – (Pathway to Tomorrow)

Opportunity was given to members of the public to address the LACAHS Board. There was no public comment on Item Nos. 5 or 6.

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

7. Update from Our Future Los Angeles County Coalition. (23-3854)

This item was taken after Item No. 1.

By common consent, there being no objection, (Board Members Jason Gibbs, Lindsey P. Horvath, Nithya Raman, and Vice Chair Rex Richardson, being absent), this item was continued to the LCAHSA meeting scheduled for November 15, 2023, at 5:00 p.m.

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

III. REPORTS

8. Receive and File Report by the Budget and Administrative Executive Ad-Hoc Committee, including the Draft LCAHSA Outcomes Framework. (23-3727)

Vice Chair Rex Richardson gave the following verbal report:

- Following discussion among the members of LCAHSA's Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee), a decision was made to defer the establishment of LCAHSA's standing committees until the LCAHSA Board has a better understanding of its long-term infrastructure capacity. Therefore, there will be a postponement of adding the standing committees to the LCAHSA proposed bylaws. This postponement would allow the LCAHSA Board to vote on its proposed bylaws at the next LCAHSA meeting scheduled for November 15, 2023.
- The Request for Proposals (RFP) for the LCAHSA Policy Consultant closed on October 18, 2023, and after being publicized for three weeks, two applications were received. The Policy Consultant will assist with LCAHSA's day-to-day processes, including but not limited to developing and coordinating LCAHSA's Board meeting agendas and developing the LCAHSA Board's foundational strategies. The Executive Ad-Hoc Committee would review the two applications received and make a recommendation to the full LCAHSA Board on the Policy Consultant identified for hire, at its meeting scheduled for December 14, 2023. The goal is to have the Policy Consultant start date to begin in January 2024.
- The LCAHSA's Outcomes Framework (Framework) draft was developed by the Executive Ad-Hoc Committee and is guided by its statutory authority outlined in SB 679. LCAHSA Board feedback has been incorporated into the Framework. This Framework

provides some overarching outcomes and a high-level “road map” to clarify LACAHSAs role in the housing ecosystem and builds an alignment on LACAHSAs goals. The Executive Ad-Hoc Committee proposed that the Framework not be formally adopted by the LACAHSAs Board at this time, and to defer its adoption until the LACAHSAs Board has its Interim/Permanent Chief Executive Officer to allow the new LACAHSAs leadership to have a role in assisting with the Framework, since ultimately it will become a staff workplan.

Sara Harris, Economic and Community Development Deputy for the Los Angeles County Second Supervisorial District, responded to questions posed by the LACAHSAs Board regarding the draft Framework.

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

After discussion, on motion of Vice Chair Rex Richardson, seconded by Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), the LACAHSAs Board received and filed the draft Framework. Said motion was duly carried by the following vote:

Ayes: 20 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis

Absent: 1 - Board Member Jason Gibbs

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

9. Receive and File Report by the Bylaws Ad-Hoc Committee. (23-3875)

Board Member John A. Mirisch, Chair of the LACAHS Board Bylaws Ad-Hoc Committee (Committee), gave the following verbal report:

- **At the last Committee meeting, the LACAHS Board members' representation on LACAHS Board's leadership was discussed. The Committee reached a consensus that the LACAHS Board Executive Board should have equitable representation from the various constituencies that comprise the LACAHS Board (for example the Board of Supervisors' constituency, the City of Los Angeles' constituency, the City Selection's constituency, etc.), and that all constituencies that comprise the LACAHS Board should have the opportunity to serve on the LACAHS Board Executive Board.**
- **At the next LACAHS Board meeting scheduled for November 15, 2023, the LACAHS Board will consider/vote to approve the proposed LACAHS Board bylaws. The proposed bylaws will not address its leadership or standing committees' structure; however, discussions will continue and a potential amendment to the bylaws to address these issues, will be addressed in the future, if appropriate.**

Opportunity was given to members of the public to address the LACAHS Board. No members of the public addressed the LACAHS Board.

After discussion, on motion of Board Member Jorgel Chavez, seconded by Board Member Jenna Hornstock, the LACAHS Board received and filed this item. Said motion was duly carried by the following vote:

Ayes: 21- Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Marquez (representing Board Member Karen Bass), Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger), Board Member Jorgel Chavez, Board Member Alan Greenlee, Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn), Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 1 - Board Member Jason Gibbs

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

10. Receive and File Report by the Interim CEO Recruitment/Hiring Ad-Hoc Committee. (23-3726)

Board Member Victor A. Sanchez, Chair of the Interim CEO Recruitment/Hiring Ad-Hoc Committee (CEO Committee), gave the following verbal report:

- **The Request for Proposals (RFP) for hiring the CEO search firm closed on September 22, 2023. The CEO Committee received and reviewed a total of seven applications.**
- **The CEO Committee worked with United Way of Greater Los Angeles (UWGLA) to develop a scoring rubric which was then incorporated into the application system. This scoring rubric was used by the CEO Committee Members to assess the firms that applied.**
- **A consensus by the CEO Committee was reached and the top four firms with the highest competitive scores would be interviewed. The four firms were Gans, Gans and Associates, WBCP, KEES (Kistner Eddy Executive Services. Inc), and the Hawkins Company. The CEO Committee was working with UGWLA to schedule interviews with the firms during the first week of November 2023 (November 1, 2023, through November 7, 2023). The goal of the CEO Committee was to discuss interviews at its next meeting scheduled for November 9, 2023, and subsequently present the firm, identified for hire, to the full LACAHS Board at its November 15, 2023, meeting.**
- **The CEO Committee was also working and making progress on the CEO Core Competencies. Once the CEO Search Firm is hired, the LACAHS Board will also engage the firm and elicit their expertise on the CEO Core Competencies and next steps for LACAHS.**

Alternate Board Member Ivan Sulic (representing Board Member Janice Hahn) questioned whether LACAHSAs Board Members, outside of the CEO Committee Members, would be able to review all the applications received. Board Member Sanchez explained that the applications can be available to all LACAHSAs Board Members; however, indicated he would defer to the opinion of Adrienne Patterson (LACAHSAs interim counsel) and to the consensus of the CEO Committee Members.

Board Member Lindsey P. Horvath questioned if the CEO Committee is also working LACAHSAs interim counsel (Adrienne Patterson) or if only the UWGLA is involved. Board Member Victor A. Sanchez responded that the LACAHSAs Interim Counsel is heavily involved, specifically with the CEO benefits and compensation package, and that UWGLA is only facilitating the process, at the direction of the CEO Committee.

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

After discussion, at the motion of Board Member Lindsey P. Horvath, seconded by Board Member Emma Sharif, the LACAHSAs Board received and filed this item. Said motion was duly carried by the following vote:

Ayes: 20 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Mercedes Márquez (representing Board Member Karen Bass), Alternate Board Member Anish Saraiya (representing Board Member Kathryn Barger) , Board Member Jorgel Chavez, Board Member Alan Greenlee, Board Member Janice Hahn, Board Member Jenna Hornstock, Board Member Lindsey P. Horvath, Board Member Jonathan Jager, Board Member Zerita Jones, Alternate Board Member Doug Mensman (representing Board Member Paul Krekorian), Alternate Board Member Anne K. Turner (representing Board Member Jed Leano), Board Member John A. Mirisch, Board Member Nithya Raman, Board Member Victor A. Sanchez, Board Member Almas Sayeed, Board Member Emma Sharif, and Alternate Board Member Daniella Urbina (representing Board Member Hilda L. Solis)

Absent: 1 - Board Member Jason Gibbs

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

IV. MISCELLANEOUS

Matters Not Posted

11. Matters not on the posted agenda, to be placed on the agenda for action at a future meeting for matters that required immediate action because of an emergency situation or where the need to take action came to the attention of the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs), subsequent to the posting of the LACAHSAs agenda. (23-3728)

Board Member John A. Mirisch shared an article titled, "[Thanks to Big Data, Landlords Know How to Squeeze the Most Out of Renters - Two firms face allegations that rent-pricing systems facilitate collusion among some big apartment owners.](#)" from The Wall Street Journal, dated October 24, 2023, and suggested that a presentation on this issue could be agendized at a future LACAHSAs meeting.

Chair Holly J. Mitchell asked Board Member John A. Mirisch to submit a copy of the article to LACAHSAs staff to share with the LACAHSAs Board Members.

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

Public Comment

12. Opportunity for members of the public to address the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) on items of interest that are within the subject matter jurisdiction of LACAHSAs. (23-3729)

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

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

Adjournment

13. Adjournment for the October 25, 2023, meeting of the Los Angeles County Affordable Housing Solutions Agency. (23-3781)

The LACAHSAs Board meeting was adjourned at 6:44 p.m.