



**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://lakahsa.gov>

**Wednesday, March 27, 2024**

**5:00 PM**

AUDIO FOR THE ENTIRE MEETING: (24-1206)

**Attachments:** [Audio](#)

**I. ADMINISTRATIVE MATTERS**

1. Call to Order and Roll Call. (24-1051)

**Chair Holly J. Mitchell called the Los Angeles County Affordable Housing Solutions Agency (LACAHS) meeting to order at 5:09 p.m.**

**Rhonda Rangel, Assistant 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 Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramirez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Zerita Jones, Board Member Jed Leano, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Member Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Almas Sayeed, Board Member Emma Sharif, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn) and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

Absent: Board Member Jonathan Jager, Board Member Nithya Raman and Board Member Kome Ajise

2. Approval of the February 21, 2024, Meeting Minutes. (24-1053)

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

**On motion of 1<sup>st</sup> Vice Chair Rex Richardson, seconded by Board Member Almas Sayeed, the LACAHS Board approved the minutes of the meeting of February 21, 2024.**

**Said motion was duly carried by the following vote:**

**Ayes:** 17 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Zerita Jones, Board Member Jed Leano, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member John A. Mirisch, Board Member Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Almas Sayeed, Board Member Emma Sharif; Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jonathan Jager, Board Member Nithya Raman,

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

## **II. PRESENTATIONS**

3. Presentation: Los Angeles City's Proposition HHH Bond Allocation
- Nick Halaris, Chairman, Los Angeles City's Proposition HHH Citizens' Oversight Committee (24-1054)

**Chair Holly J. Mitchell presented the item and added that the presentation by Nick Halaris, Chairman of the Los Angeles City's Proposition HHH Citizens' Oversight Committee, will provide an overview of the last eight years since the passing of Proposition HHH, along with lessons learned which can inform how LACAHSAs may choose to invest and allocate any future funding streams.**

**Chair Holly J. Mitchell further added that as LACAHSAs moves into its next phase of its work and the Board works to develop LACAHSAs's initial policy platform, she would encourage LACAHSAs Board to focus questions on issues that will inform future policy decisions for LACAHSAs. However, noted that if LACAHSAs Board Members are curious about a topic, but topic does not have implications for LACAHSAs's future work, Board Members should follow-up with guest speakers outside of this meeting.**

**Mr. Halaris made a presentation and responded to questions posed by the LACAHSAs Board.**

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

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

4. Presentation: Vienna Social Housing Model and Implications for LACAHSAs and Los Angeles County's Housing Landscape.
- Jennifer LeSar, Chief Executive Officer and Founder, Global Policy Leadership Academy
  - Tunua Thrash-Ntuk, President and Chief Executive Officer, The Center by Lendistry
  - Zerita Jones, LACAHSAs Board Member and LACAHSAs Interim Citizens' Oversight Chair
  - Prophet Walker, Co-Founder and Chief Executive Officer, Treehouse (24-1055)

**Chair Holly J. Mitchell welcomed and introduced presenters. She added that presenters were part of a Los Angeles Delegation that went to Vienna, Austria to better understand international best practices in mixed-income housing and will be sharing their key takeaways from the 2023 Vienna Social Housing Field Study, which was provided by the Global Policy Leadership Academy.**

**Chair Holly J. Mitchell reported that she attended a Los Angeles Delegation trip to Vienna, Austria with other LACAHSAs Board Members and saw firsthand the impact of the social housing model and its positive role in creating thriving, stable communities in Vienna. She further added she was excited to discuss the potential of social housing in Los Angeles County.**

**Jennifer LeSar, President & CEO of LeSar and CEO and Founder of Global Policy Leadership Academy, made a presentation and responded to questions posed by the LACAHSAs Board. Panel comprised of Council Member elect for the City of Long Beach, Tunua Thash-Ntuk, LACAHSAs Board Member Zerita Jones, and Prophet Walker, Co-Founder and CEO, Treehouse, shared their experiences and learnings on social housing from their trip to Vienna, and responded to questions by the LACAHSAs Board.**

**Members of the public, Laura Raymond and Jordan Wynne addressed the LACAHSAs Board.**

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

### III. UPDATE/ACTION

5. Discuss and accept the Oral Report from the Chair regarding efforts to secure 24-month bridge funding to support program development (including staff funding) and critically build LACAHSAs capacity to develop and deliver services, and take appropriate action as follows:
  - a. Find the proposed actions are exempt from or are not projects under the California Environmental Quality Act; and,
  - b. Approve, authorize and delegate authority to the Chair of the Board, with consultation support from the Budget and Administrative Executive Ad Hoc Committee, to take appropriate action to identify funding opportunities through state or local legislative efforts in an amount of no less than \$20 Million, including but not limited to the following actions:
    - i. Ratify the March 8, 2024 multi-signature letters to State legislators who represent cities and unincorporated areas in Los Angeles County advocating for state legislation to secure 24-month bridge funding in an amount of at least \$20 Million to support program development (including staff funding) and critically build LACAHSAs capacity to develop and deliver services; and,
    - ii. Ratify and accept prior assistance (if any), and request additional assistance if needed, from the County of Los Angeles to provide assistance with state legislative advocacy for 24-month bridge funding of at least \$20 Million as described above. (24-1056)

**Chair Holly J. Mitchell reported that at the January 24, 2024 LACAHSAs meeting, the Board delegated her the authority, as Chair, with consultation from the Budget and Administrative Executive Ad-Hoc Committee, to engage in state legislative efforts to seek up to \$10 million in funding for LACAHSAs.**

**She further added that on March 8, 2024, she met with the Los Angeles County State Legislative Delegation to share information on LACAHSAs, and the Boards budget ask. The meeting with the Delegation went well and the Delegation members asked why the LACAHSAs Board opted to request \$10 million and suggested that LACAHSAs raise its request to \$20 million, similarly to the ask by the Bay Area Housing Finance Agency who received \$20 million from the State, in 2021.**

**Assemblymember McKinnor, who is Chair of the Delegation, has formally submitted LACAHSAs request to the Assembly Budget Committee.**

**Therefore, today's agenda item seeks formal board ratification authorizing LACAHSAs to increase its budget request to \$20 million.**

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

**After discussion, on motion of First Vice Chair Rex Richardson, seconded by Board Member Almas Sayeed, the LACAHS Board approved this item.**

**Said motion was duly carried by the following vote:**

**Ayes:** 17 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Zerita Jones, Board Member Jed Leano, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Almas Sayeed, Board Member Emma Sharif, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Board Member Jonathan Jager, Board Member John A. Mirisch, Board Member Nithya Raman

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

6. Discuss and Take Appropriate Action on the Proposed LACAHS 2024 Guiding Policy Questions as introduced by the Budget and Administrative Ad-Hoc Executive Committee. (This item was continued from the meeting of March 27, 2024) (24-1077)

**On motion of 1<sup>st</sup> Vice Chair Rex Richardson, seconded by Board Member Jorgel Chavez, the LACAHS Board continued this item to the next LACAHS meeting scheduled for April 11, 2024 at 9:00 a.m. Said motion was duly carried by the following vote:**

**Ayes:** 17 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Zerita Jones, Board Member Jed Leano, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Almas Sayeed, Board Member Emma Sharif, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Board Member Jonathan Jager, Board Member John A. Mirisch, and Board Member Nithya Raman

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#### **IV. REPORTS**

7. Receive Oral Report by the Budget and Administrative Executive Ad-Hoc Committee. (24-1057)

**Vice Chair Rex Richardson gave the following oral report:**

- **The Budget and Administrative Executive Ad-Hoc Committee (Executive Ad-Hoc Committee) will follow-up with copies to the LACAHS Board of the letter for the state budget request, in the amount of \$20 million; and**
- **The Executive Ad-Hoc Committee is discussing options for LACAHS's interim operational structure. Updates and initial recommendations will be shared with the LACAHS Board in the coming months. Initial discussions include housing the LACAHS Board within a fiscal sponsor, creating an independent structure or to continue the use city services. More information on LACAHS's operational structure will be brought back to the Board as soon as the structure is further developed which is anticipated to be at the next LACAHS meeting scheduled for April 11, 2024 at 9:00 a.m.**

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

**By common consent, there being no objection (Board Members John A. Mirisch, Nithya Raman, and Jonathan Jager being absent), the LACAHS Board received and filed 1<sup>st</sup> Vice Chair Rex Richardson's oral report.**

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



8. Receive Oral Report by the Interim CEO Recruitment/Hiring Ad-Hoc Committee. (24-1058)

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

- **KEES officially started its work with LACAHSAs on February 21, 2024;**
- **KEES has completed all early deliverables, including the Opportunity Guide which is LACAHSAs Chief Executive Officer job posting anticipated to be launched on March 28, 2024; Chair Victor A. Sanchez shared copies of the Draft Opportunity Guide during the meeting;**
- **The CEO Ad-Hoc Committee was able to review and provide verbal feedback on Opportunity Guide; and**
- **The Opportunity Guide will be an open application process, where applicants would apply directly on KEES's website.**

**Shirley Edwards, Counsel for LACAHSAs, addressed the Board and indicated that the Draft Opportunity Guide would be shared during the meeting, as a public record.**

**She also added that to the extent that there are any limitations on additional sharing of information regarding the solicitation process, the LACAHSAs Board Members should adhere to the confidentiality associated with the process, including any confidentiality statements that were signed for that purpose.**

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

**After discussion, on motion of Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), seconded by Board Member Emma Sharif, the LACAHS Board received and filed Board Member, Victor A. Sanchez's oral report.**

**Ayes:** 17 - Chair Holly J. Mitchell, 1st Vice Chair Rex Richardson, 2nd Vice Chair Miguel A. Santana, Alternate Board Member Chelsea Byers (for Board Member Lindsey P. Horvath), Alternate Board Member Lourdes Castro Ramírez (for Board Member Karen Bass), Board Member Jorgel Chavez, Board Member Jason Gibbs, Board Member Alan Greenlee, Board Member Zerita Jones, Board Member Jed Leano, Alternate Board Member Doug Mensman (for Board Member Paul Krekorian), Board Member Victor A. Sanchez, Alternate Board Member Anish Saraiya (for Board Member Kathryn Barger), Board Member Almas Sayeed, Board Member Emma Sharif, Alternate Board Member Ivan Sulic (for Board Member Janice Hahn), and Alternate Board Member Daniella Urbina (for Board Member Hilda L. Solis)

**Absent:** 3 - Board Member Jonathan Jager, Board Member John A. Mirisch and Board Member Nithya Raman

**Attachments:** [Supporting Document](#)  
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## **VI. MISCELLANEOUS**

### **Matters Not Posted**

9. 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. (24-1059)

**There were none.**

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

### **Public Comment**

10. 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. (24-1061)

**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**

11. Adjournment for the March 27, 2024, meeting of the Los Angeles County Affordable Housing Solutions Agency. (24-1060)

**Chair Holly J. Mitchell indicated that the next LACAHSAs meeting will take place on Thursday, April 11, 2024 at 9:00 a.m. The LACAHSAs Board meeting was adjourned at 7:38 p.m.**