

MINUTES

Minutes approved by the Board
of Directors at its meeting held:

March 18, 2020

**California Housing Finance Agency (CalHFA)
Board of Directors Meeting
February 6, 2020**

Attest: Claire Tauriainen

Meeting noticed on January 24, 2020

1. ROLL CALL

The California Housing Finance Agency Board of Directors Special Meeting was called to order at **10:03 a.m.** by Acting Chair Gunning. A quorum of members was present.

MEMBERS PRESENT: Avila Farias, Gallagher, Gunning, Hunter, Olmstead (for McCauley), Podesta, Russell, Sotelo, Hague (for Gordon), Patterson, Gunn (for Imbasciani)

MEMBERS ARRIVING AFTER ROLL CALL: Jopanda (for Ma)

MEMBERS ABSENT: Johnson Hall, Prince, Bosler

STAFF PRESENT: Don Cavier, Claire Tauriainen, Melissa Flores, Jennifer LeBoeuf, Kate Ferguson, Sheena Kho, Ruth Vakili, Andre Massey

2. APPROVAL OF MINUTES

- November 21, 2019
- December 3, 2019
- December 6, 2019

The minutes were approved by unanimous consent of members present.

3. CHAIRMAN/EXECUTIVE DIRECTOR COMMENTS

Chairman comments:

- Acting Chair Gunning wished everyone a happy new year and stated he was looking forward to 2020 being the year of housing production.

Executive Director comments:

Executive Director Patterson shared

- She was in Washington, D.C. the last week of January to begin serving on the new Freddie Mac Housing for Tomorrow Council, which is a mixture of

housing leaders and industry stakeholders at the national level.

- While in Washington, D.C., she had the opportunity to meet with Brian Montgomery, Assistant Secretary of Housing and Urban Development for Housing and the Commissioner of the Federal Housing Administration. They discussed down payment assistance (DPA) and the need for best practices, which could be modeled on CalHFA's DPA program. She will continue to make sure CalHFA participates in any national conversations regarding the formulation of best practices in DPA programs.
- She attended the Housing Justice L.A. Summit at the beginning of January, at the encouragement of Board member Hunter. Molly Reisman, a staffer from Los Angeles County Supervisor Kuehl's office, spoke about incorporating the principals of Affirmatively Furthering Fair Housing into their continuum of housing programs and she hopes to have Ms. Reisman speak at a Board meeting soon.
- She reported that off-site meetings with leadership staff continue as they work to develop CalHFA's 2020/21 business plan. She has asked staff to view CalHFA's programs with a fair housing lens, as the federal government steps back from including fair housing principals in federal housing policies and programs. Richard Rothstein will discuss his book, *The Color of Law*, as a guest speaker at the March 17 workshop portion of the meeting.
- At the beginning of March, she and other senior staff will attend the annual NCSHA Legislative Conference in Washington, D.C.
- She recognized the San Diego Housing Federation and Board member Russell on the Federation's 30th anniversary. She then presented Secretary Podesta, who has served on the Board since 2015, a Resolution from the Agency, thanking her for her years of outstanding service to the Board, as she prepares to begin her new appointment as a member of the State Compensation Insurance Fund Board. Patterson looks forward to working with the new Business, Consumer Services, and Housing Agency Secretary Lourdes Castro Ramirez.
- She concluded her comments by informing the Board of staffing changes in the Governor's Office. Jason Elliott is the new Senior Policy Advisor on Housing to the Governor. She will continue to provide advisory services to the Governor's Office, but this change will allow her to focus her attention on the Agency and federal level issues with NCSHA.

4. **Discussion, recommendation, and possible action to amend the Executive Evaluation Committee Charter (Resolution No. 20-01)**

Presented by LeBoeuf

On a motion by Russell, the Board approved staff recommendation for **Resolution No. 20-01**. The votes were as follows:

AYES: Avila Farias, Gallagher, Gunn (for Imbasciani), Gunning, Hunter, Jopanda (for Ma), Olmstead (for McCauley), Podesta, Russell, Sotelo

NOES: None

ABSTENTIONS None

ABSENT: Johnson Hall, Prince

5. **Report regarding Mixed-Income Program**

Presented by Ferguson, Kho, and Vakili

CalHFA Director of Multifamily Programs, Kate Ferguson, provided a Mixed-Income Program (MIP) update to the Board. Final commitments have been awarded to seven projects, totaling 1,300 housing units. There are preliminary commitments for twelve projects, totaling 1,500 units. She is confident that all available MIP funds and all state tax credits reserved for the Agency, will be fully committed to qualified projects by the end of the fiscal year. Patterson added that the Agency was awarded about 20% of the requested amount of qualified residential project pool bonds by the California Debt Limit Allocation Committee. She emphasized MIP funds are contingent on having enough volume cap to make the deals work and the Agency reserves the right to seek more volume cap from CDLAC. The Board engaged in a discussion focused on impact fees developers are charged by local governments that are used to fund infrastructure expenses and possible remedies to reduce these fees while still meeting the infrastructure needs of communities.

6. **Report and discussion on CalHFA's administration of Federal rental assistance programs**

Presented by Massey

CalHFA Deputy Director of Multifamily Programs, Andre Massey, updated the Board on CalHFA's administration of two federal rental assistance programs - Section 8 and Section 811 Project Rental Assistance (811 PRA). She gave a historical overview, as well as the current status, of the Agency's administration of the programs. Due to U.S.

Department of Housing and Urban Development's (HUD) withdrawal of Section 8 Housing Assistance Payment (HAP) contracts over the past ten years, the Agency's role as a Traditional Contract Administrator (TCA) of this program has reached a point where it is not financially feasible for the Agency to continue in that role. CalHFA has provided a schedule to HUD to assist with facilitating the transfer of all Section 8 TCA's by 12/31/2020. While the Agency is required to retain administration of the 811 PRA program, it is seeking to partner with local housing authorities or other entities that are experienced in administering vouchers to ensure that the Agency is achieving cost efficiencies.

7. **Closed session pursuant to Government Code §11126 (c)(7) to provide direction to its negotiators regarding price and terms for leasing of real property located at 500 Capitol Mall in Sacramento. Negotiating parties: California Housing Finance Agency and 500 Capitol Mall Tower, LLC, a California limited liability company**

Closed session convened at 11:12 a.m. and was completed at 11:26 a.m. Returned to the open meeting at 11:27 a.m.

8. **Discussion, recommendation, and possible action authorizing possible amendment of a lease (Resolution No. 20-02)**

Presented by LeBoeuf

Based on comments made during closed session, Resolution No. 20-02 was revised as follows:

The Executive Director and her designated negotiator(s) are authorized to exercise the 10-year option early to amend the existing lease if such amendment results in cost savings and/or other efficiencies, furthering the Agency's long-term success and mission.

On a motion by Russell, the Board approved staff recommendation with revisions as noted for **Resolution No. 20-02**. The votes were as follows:

AYES:	Avila Farias, Gallagher, Gunn (for Imbasciani), Gunning, Hunter, Jopanda (for Ma), Olmstead (for McCauley), Podesta, Russell, Sotelo
NOES:	None
ABSTENTIONS:	None
ABSENT:	Johnson Hall, Prince

9. **REPORTS**

There were no comments.

10. **DISCUSSION OF OTHER BOARD MATTERS**

None.

11. **PUBLIC COMMENT**

Acting Chair Gunning asked if there were any comments from the public and there were none.

12. **ADJOURNMENT**

As there was no further business to be conducted, Acting Chair Gunning adjourned the meeting at 11:29 a.m.

13. **HANDOUTS**

- a. CalHFA's Federal Rental Assistance presentation was distributed to the Board and public
- b. CalHFA's Mixed-Income Program presentation was made available on the CalHFA website for the Board and public after the meeting concluded