

May 23, 2023

MINUTES

California Housing Finance Agency (CHFA)  
Board of Directors Meeting  
March 7, 2023

Attest: Claire Tauriainen

Meeting noticed on February 24, 2023

**1. ROLL CALL**

The California Housing Finance Agency Board of Directors Meeting was called to order at 9:08 a.m. by Chair Cervantes. A quorum of members was present.

MEMBERS PRESENT: Avila Farias, Castro Ramírez, Cervantes, Imbasciani, Johnson Hall, Ma, Prince, Velasquez, Russell, White, Williams

MEMBERS ARRIVING AFTER ROLL CALL: Cabildo\*

MEMBERS ABSENT: Assefa, Sotelo, Miller (for Stephenshaw)

STAFF PRESENT: Claire Tauriainen, Melissa Flores, Don Cavier, Ellen Martin, Rebecca Franklin, Kate Ferguson, Erwin Tam

GUEST SPEAKERS: Dr. Lindsey Piegza, Managing Director, Chief Economist, *Stifel, Nicolaus & Company, Incorporated*

Michael Novogradac, Managing Partner, *Novogradac & Company*

Albert Luong, Director, *Barclays*

Jed Guenther, SVP of Community Lending, *Bayview Asset Management*

Elizabeth Vernon, Vice President of Capital Markets, *Lakeview Loan Servicing*

Justin Cooper, Partner, *Orrick*

Early departures: Imbasciani (replaced by Feigles), Ma (replaced by Fernandez), Castro Ramírez (replaced by Grant), Velasquez

\*Appeared remotely

## **2. Approval of the Minutes – January 19, 2023**

On a motion by Avila Farias, the minutes were approved by unanimous consent of all members in attendance.

## **3. Chairperson/Executive Director comments**

Chairperson comments:

- Chair Cervantes recognized member Imbasciani for his eight years of outstanding service on the Board, for the work he has done for California veterans, and wished him success in his future endeavors. Several other Board members joined Chair Cervantes in wishing member Imbasciani well.

Executive Director comments:

- Executive Director Johnson Hall shared that she and CalHFA staff recently held a California Mortgage Relief program press conference, hosted by Neighborworks of Sacramento, announcing new expansions to the program.
- She recently spoke on a panel, moderated by member White, at the African American Real Estate Professionals of Los Angeles' annual market trends breakfast. She also addressed Habitat for Humanity in Sacramento, ahead of their legislative advocacy day.

## **WORKSHOP (Informational)**

### **4. Presentations and discussions**

- A. Perspectives on the economy, current housing markets and updates on federal housing policy initiatives

*Presented by Dr. Lindsey Piegza and Michael Novogradac*

Piegza and Novogradac provided the Board with an overview on current economic conditions, housing market conditions and updates on federal housing policy initiatives.

- B. Credit strengths and the capital markets

*Presented by Albert Luong*

Luong provided the Board with an overview of CalHFA's credit strengths and current capital markets conditions.

- C. Single Family: Overview of current homeownership market conditions, capital market volatility and the potential impact of supply and rising interest rates on lending volume.

*Presented by Jed Guenther and Elizabeth Vernon*

Guenther and Vernon provided the Board with an overview of what homeownership conditions look like in the current market, volatility within the capital markets and the potential impact of these conditions may have to the supply of housing.

- D. Wrap-up questions and discussions

The Board engaged in a brief discussion regarding workshop topics.

## **5. Mid-year Business Plan and Operating Budget update for FY 2022/23**

*Presented by Don Cavier, Ellen Martin, Kate Ferguson, and Rebecca Franklin*

Cavier, Martin, Ferguson and Franklin provided the Board with a mid-year business plan update. Cavier reviewed the Agency's strategic goals and discussed how staff continue to develop specific strategies and key action items to support the goals, while Franklin discussed changes made to the business planning process, including using a three-year outlook. Martin and Ferguson reviewed key accomplishments in the Single Family and Multifamily divisions.

## **6. Housing finance landscape in California**

*Presented by Justin Cooper*

Cooper provided the Board with an overview of middle-income housing in California and possible financing strategies for middle-income housing production.

## **7. CalHFA Multifamily housing production pilot program**

*Presented by Erwin Tam*

Tam gave an overview of a multifamily housing production pilot program and sought input the Board regarding the program.

Public comment regarding this item was provided by Melissa Payne.

BUSINESS ITEMS

**8. Resolution authorizing the financing of the Agency’s multifamily housing program, the issuance of multifamily bonds, the Agency’s multifamily bond indentures, credit facilities for multifamily purposes, and related financial agreements and contracts for services – Resolution No. 23-02**

*Presented by Erwin Tam*

On a motion by Russell, the Board approved staff recommendation for **Resolution No. 23-02**. The votes were as follows:

AYES: Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Sotelo, Velasquez

**9. Resolution authorizing the financing of the Agency’s multifamily housing program from non-bond sources and related financial agreements and contracts for services – Resolution No. 23-03**

*Presented by Erwin Tam*

On a motion by Russell, the Board approved staff recommendation for **Resolution No. 23-03**. The votes were as follows:

AYES: Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Sotelo, Velasquez

**10. Resolution authorizing the Agency’s single family bond indentures, the issuance of single family bonds, credit facilities for homeownership purposes, and related financial agreements and contracts for services – Resolution No. 23-04**

*Presented by Erwin Tam*

On a motion by White, the Board approved staff recommendation for **Resolution No. 23-04**. The votes were as follows:

AYES: Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Sotelo, Velasquez

**11. Resolution authorizing the Agency’s single family non-bond financing mechanisms for homeownership purposes, and related financial agreements and contracts for services – Resolution No. 23-05**

*Presented by Erwin Tam*

On a motion by Avila Farias, the Board approved staff recommendation for **Resolution No. 23-05**. The votes were as follows:

AYES: Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Sotelo, Velasquez

**12. Resolution to approve applications to the California Debt Limit Allocation Committee for private activity bond allocations for the Agency’s multifamily programs – Resolution No. 23-06**

*Presented by Erwin Tam*

On a motion by White, the Board approved staff recommendation for **Resolution No. 23-06**. The votes were as follows:

AYES: Avila Farias, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Russell, White, Williams

NOES: Prince

ABSTENTIONS: Cabildo

ABSENT: Sotelo, Velasquez

### **13. Informational reports**

Chair Cervantes asked if there were any comments regarding the informational reports and member Russell commended Rebecca Franklin for her nimble work on the California Mortgage Relief program where she serves as President.

### **14. Other Board matters**

Chair Cervantes asked if there were any other Board matters to be discussed and member Avila Farias asked for an Accessory Dwelling Unit program update at a future meeting.

### **15. Public comment**

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

### **16. Adjournment**

As there was no further business to be conducted, Chair Cervantes adjourned the meeting at 3:11 pm.