

Notice of Meeting

California Housing Finance Agency Board of Directors
Thursday, March 21, 2024
9:00 a.m.

500 Capitol Mall
5th Floor Conference Center
Sacramento, CA 95814
916.326.8088

This meeting is also available to view on livestream. Please note, public comments cannot be made when viewing on livestream.

<https://www.youtube.com/watch?v=3Pext-1nYks>

This meeting will be open to the public pursuant to Government Code Section 11120 - 11132.

Members of the public will be provided an opportunity to address the Board in person or via written comments. Email written comments to feedback@calhfa.ca.gov in advance of the meeting, up until 5 p.m. the day before the meeting.

The Board may act on any item listed on the attached meeting agenda. Agenda items may be taken out of order to accommodate speakers and to maintain a quorum. The meeting may be cancelled without notice.

For additional information contact:

Melissa Flores, Assistant Director of Board Relations, and External Communications
California Housing Finance Agency, 500 Capitol Mall, Suite 1400, Sacramento, CA 95814
916.326.8092

The California Housing Finance Agency complies with the Americans with Disabilities Act by ensuring that the meeting facilities are accessible to persons with disabilities and providing this notice and information in appropriate alternative formats when requested.

If you need further assistance to access and participate in a CalHFA Board meeting, including disability-related modifications or accommodations, you may contact CalHFA no later than five calendar days before the meeting at (916) 326-8092 or email at events@calhfa.ca.gov.

Public Meeting Agenda

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1. Roll Call
2. Approval of the minutes of the February 21, 2024, meeting
3. Chairperson/Executive Director comments

BUSINESS ITEMS

4. Discussion, recommendation, and possible action authorizing a final loan commitment for the following project:

<u>NUMBER</u>	<u>DEVELOPMENT</u>	<u>LOCALITY</u>	<u>UNITS</u>
23-007	Meridian Family Apartments	San Jose/Santa Clara	233

5. Discussion, recommendation, and possible action authorizing an amendment to a final loan commitment for the following project:

<u>NUMBER</u>	<u>DEVELOPMENT</u>	<u>LOCALITY</u>	<u>UNITS</u>
19-076	Brand Haven Senior Apartments	Fresno/Fresno	180

6. Discussion, recommendation, and possible action 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
7. Discussion, recommendation, and possible action authorizing the financing of the Agency's multifamily housing program from non-bond sources and related financial agreements and contracts for services

8. Discussion, recommendation, and possible action 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
9. Discussion, recommendation, and possible action authorizing the Agency's single family non-bond financing mechanisms for homeownership purposes, and related financial agreements and contracts for services
10. Discussion, recommendation, and possible action approving applications to the California Debt Limit Allocation Committee for private activity bond allocations for the Agency's multifamily programs

BREAK

WORKSHOP (Informational)

11. Presentations and Discussions

A. Perspectives on CalHFA's role in affordable housing finance ecosystem

- I. Introduction to CalHFA – Statutes/origins of CalHFA core programs
- II. Former Board member – Role of the Board for policy and financial oversight
- III. Public Finance representatives – Importance of CalHFA's role in capital markets, path to the current credit rating, general requirements needed to maintain a strong credit rating, HFA model and its operation within a federal policy landscape, CalHFA's financial attributes as compared to other HFAs
- IV. Governor's Administration representatives – CalHFA's role in the Governor's statewide housing initiatives and balancing legislative priorities and mandates
- V. Recap

BREAK

B. Roundtable discussion on CalHFA's charge

- I. What are our challenges and opportunities?
 - a. Examples:
 - i. Middle Income Housing
 - ii. Policy & Processes
 - iii. Insurance
 - iv. Homelessness
 - v. Geographic Distribution

- II. Review and discussion of CalHFA's future role and priorities
 - a. Examples:
 - i. Equity, Access, and Housing Justice
 - ii. Programs
 - iii. Housing Supply
 - iv. Interagency Collaboration
- III. Alignment with Business Plan, State priorities and State partners
 - a. Outlook for next 3 years
- IV. Recap
- V. Workshop wrap-up
- 12. Informational written reports:
 - A. Agency Bonds, Interest Rate Swaps and Financing Risk Factors report
- 13. Other Board matters
- 14. Public comment: Opportunity for members of the public to address the Board on matters within the Board's authority
- 15. Adjournment

PARKING: Public parking for 500 Capitol Mall is available at: 1) Building parking structure with entrance on N street (\$2 per 20 minutes, \$6 per hour, \$24 daily maximum); 2) Limited metered street parking; and 3) Other nearby parking structures (costs vary)

CALHFA PUBLIC MEETING GUIDE

How to Observe and Offer Public Comments at CalHFA Board of Directors Meetings



The Board meetings of the California Housing Finance Agency will be conducted pursuant to California Government Code Section 11120-11132.

PLEASE NOTE:

- All open session meetings of the CalHFA Board of Directors are recorded and posted online for public access.
- Members of the public may attend the meeting in-person or view the meeting live via webcast.
- By addressing the Board, you agree to being recorded and broadcast on video.
- All meeting agendas, notices, and materials are posted on the [Board Meeting](#) section at www.calhfa.ca.gov.

HOW TO VIEW THE MEETING via Livestream:

For those who only wish to watch the meeting, the webcast is available to view live by clicking on the link found on the meeting notice and agenda.

HOW TO PROVIDE COMMENTS

In-Person Public Comments:

The public is encouraged to comment on any item on the agenda. Comments will be taken during the Public Comment portion of the meeting. If you are attending the meeting in-person and would like to make a public comment, please follow these guidelines:

- Fill-out a speaker's card located on the meeting materials table
- Speaker cards will be collected by staff prior to the public comment portion of the meeting
- The Board Chair will recognize you when it is your turn to speak
- Time is limited; please keep your comments concise, no more than two minutes long

eComments:

Written comments should be emailed to feedback@calhfa.ca.gov in advance of the meeting, up until 5:00 p.m. the day before the meeting.

Please include the following information with your comment:

- Your first and last name (not required, you may submit without identifying yourself).
- The agenda item you are commenting on.
- Written comments will be shared with the Board and will become part of the meeting's official record.

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