

MINUTES

**California Housing Finance Agency (CalHFA)
Board of Directors Meeting
February 15, 2018**

Meeting noticed on February 5, 2018

Attest: 

Acting Chair Prince led everyone present in a moment of silence to commemorate those who have lost lives and homes in the northern and southern California wildfires.

1. ROLL CALL

The California Housing Finance Agency Board meeting was called to order at 10:08 a.m. by Acting Chair Prince. A quorum of members was present.

MEMBERS PRESENT: Schaefer (for Chiang), Wong-Hernandez (for Cohen), Hunter, Gunn (for Imbasciani), Amann (for Metcalf), Patterson, von Koch-Liebert (for Podesta), Prince, Russell, Sotelo

MEMBERS ARRIVING
AFTER ROLL CALL: Avila Farias, Gallagher

MEMBERS ABSENT: Alex, Gunning, Johnson-Hall

STAFF PRESENT: Ted Ballmer, Michael Carroll, Melissa Flores, Tim Hsu, Steve Lierly, Sabrina Saxton, Claire Tauriainen, Ruth Vakili

2. APPROVAL OF MINUTES – January 16, 2018

The minutes were approved by unanimous consent of members present.

3. CHAIRMAN/EXECUTIVE DIRECTOR COMMENTS

Chairman Comments:

Acting Chair Prince asked Executive Director to coordinate and align legislative 'asks' and strategies with western states' housing finance authorities prior to the National Council of State Housing Agencies' Legislative Conference in March.

Executive Director comments:

Reported that Moody's Investor Service raised CalHFA's general obligation credit rating from 'A2 positive' to 'A1 positive' with an outlook of positive. Multifamily kept its A1 rating with its outlook changed to positive from stable.

4. Presentation by California Tax Credit Allocation Committee (CTCAC) Executive Director, Mark Stivers, on new CTCAC policy initiatives.

Stivers presented information on new CTCAC incentives for 9% tax credit program for construction projects located in areas of high opportunity; and a new hybrid concept for the use of 4% and 9% tax credits on the same project.

BUSINESS ITEMS:

5. Final Loan Commitment for Chateau Lafayette, No. 16-003-N, for 67 Units located in Lafayette/Contra Costa - Resolution No. 18-03.

Presented by Carroll, Lierly, and Mike Robertson, Vice President, Lafayette Senior Housing Association Board of Directors.

On a motion by Sotelo, the Board approved staff recommendation for Resolution 18-03. The votes were as follows:

AYES: Avila Farias, Schaefer (for Chiang), Gallagher, Gunn (for Imbasciani), Hunter, Amann (for Metcalf), Prince, von Koch-Liebert (for Podesta), Russell, Sotelo

NOES: None.

ABSTAIN: None.

ABSENT: Gunning, Johnson-Hall

- Acting Chair Prince requested that the Board receive more information on Letters of Interest, term sheets, and rate setting at a future date.

Final Loan Commitment for Ramona Seniors Apartments, No. 17-017-S, for 62 Units located in Ramona/San Diego – Resolution No. 18-04.

Presented by Carroll, Saxton, and Kursat Misirlioglu, Director of Project Finance, Chelsea Investment Company.

- Carroll pointed out that the funding source would be the Federal Finance Bank (FFB) and was different than shown in the staff report.
- Sotelo requested that the minutes reflect the Board is asking staff to look at this specific project to see whether the TOR can be utilized as originally contemplated and as required by the investor, and to report back.

On the motion by Sotelo, the Board approved staff recommendation for Resolution 18-04. The votes were as follows:

AYES: Avila Farias, Schaefer (for Chiang), Gallagher, Gunn (for Imbasciani), Hunter, Amann (for Metcalf), Prince, von Koch-Liebert (for Podesta), Russell, Sotelo

NOES: None.

ABSTAIN: None.

ABSENT: Gunning, Johnson-Hall

Final Loan Commitment for Arbor Park Apartments, No. 17-029-N, for 75 Units located in San Jose/Santa Clara – Resolution No. 18-05.

Presented by Carroll and Vakili.

On a motion by Sotelo, the Board approved staff recommendation for Resolution 18-05. The votes were as follows:

AYES: Avila Farias, Schaefer (for Chiang), Gallagher, Gunn (for Imbasciani), Hunter, Amann (for Metcalf), Prince, von Koch-Liebert (for Podesta), Russell, Sotelo

NOES: None.

ABSTAIN: None.

ABSENT: Gunning, Johnson-Hall

Final Loan Commitment for Whittier and Downey SE, No. 17-012-M/S, for 71 Units located in Los Angeles/Los Angeles – Resolution No. 18-06.

Presented by Carroll, Vakili, and Taylor Rasmussen, Project Manager, Meta Housing.

On a motion by Russell, the Board approved staff recommendation for Resolution 18-06. The votes were as follows:

AYES: Avila Farias, Schaefer (for Chiang), Gallagher, Gunn (for Imbasciani), Hunter, Amann (for Metcalf), Prince, von Koch-Liebert (for Podesta), Russell, Sotelo

NOES: None.

ABSTAIN: None.

ABSENT: Gunning, Johnson-Hall

6. Support Authorizing the Use of Home Purchase Assistance for Non-First Time Homebuyers of Low and Moderate Income Impacted in Disaster-Declared Counties – Resolution No. 18-07.

Presented by Hsu, Ballmer, and Terry Conner, Senior Loan Officer, HomeStreet Bank.

Hsu reported on the development of new program to provide disaster recovery assistance to impacted homeowners in Disaster-Declared Counties. Hsu invited a guest speaker to address the Board.

- HomeStreet Bank Senior Loan Officer, Terry Connor, addressed the Board and provided an overview of his organization's functions and products, and expressed an interest in partnering with CalHFA to assist homeowners in disaster-declared counties.

On a motion by von Koch-Liebert, the Board approved staff recommendation for Resolution 18-07. The votes were as follows:

AYES: Avila Farias, Schaefer (for Chiang), Gallagher, Gunn (for Imbasciani), Hunter, Amann (for Metcalf), Prince, von Koch-Liebert (for Podesta), Russell, Sotelo

NOES: None.

ABSTAIN: None.

ABSENT: Gunning, Johnson-Hall

7. Presentation on Multifamily Conduit Issuance Program and Pipeline.

Presented by Carroll.

Carroll provided an update on the status of the program.

8. REPORTS

Acting Chair Prince asked Board members if they had any questions about the reports and there were none.

- Sotelo commented on a report prepared by a third party which was presented at the recent CalHFA MAC Board meeting which details the success of the CalHOME program in years 2010-16, and suggested it be included as an agenda item in the Board Policy Retreat.

9. DISCUSSION OF OTHER BOARD MATTERS

Executive Director clarified action items from this meeting to be reported on at the next meeting.

10. PUBLIC TESTIMONY: DISCUSSION ONLY OF OTHER MATTERS TO BE BROUGHT TO THE BOARD'S ATTENTION

None.

11. ADJOURNMENT

As there was no further business to be conducted, Acting Chair Prince adjourned the meeting at 12:29 p.m.

12. HANDOUTS

California New Construction Large Family 9% LIHTC Units Chart; HomeStreet Bank Brochure, and Revised-Update of Conduit Issuance Program Memo.
