

California Housing Finance Agency
New Opportunities Committee Charter
July 2024

MISSION

The New Opportunities Committee ("Committee") of the Board of Directors (the "Board") of the California Housing Finance Agency ("Agency") will assist the Board in fulfilling its governance responsibilities in evaluating new loan products, lending programs, and lines of business consistent with the Board-approved Strategic Plan and Business Plan. In performing its duties, the Committee will advise on the feasibility of new initiatives considering the Agency's limited capital and personnel resources. The Committee will also make recommendations to the Board regarding the revision, refinement, prioritization, or improvement of loan product or lending program concepts.

COMPOSITION

The Committee will be comprised of no fewer than three (3) members of the Board, to be selected by the Chairperson of the Board to serve on a rotational basis.

AUTHORITY

As described in Board Resolution 79-72, the Board Chair creates this Committee. The Committee will act in an advisory capacity to the Board regarding new loan products and Agency lending programs. Management and staff will serve as a resource to the Committee in furthering their understanding of the Agency's lending products and programs. All employees of the Agency are directed to cooperate as requested by members of the Committee.

MEETINGS

The Committee will meet as often as its members determine is necessary. The Committee will report its proceedings and recommendations to the full Board, at the first regular meeting of the Board following a Committee meeting. The Committee may be dissolved at the discretion of the Board Chair. All meetings of the Committee shall be open public meetings subject to the same notice and agenda procedures as are regular meetings of the Board.

MINUTES

Minutes of each meeting will be prepared and sent to all members of the Board. The Committee minutes need not be verbatim. Minutes of the meetings are public records unless exempted under the California Public Records Act or other applicable law.

DUTIES

The New Opportunities Committee will conduct the following activities:

1. Evaluate the feasibility of new loan products and business lines for the Agency, considering Agency resources and capabilities, market conditions, affordable housing needs in California, and risks to the Agency of any particular undertaking.
2. Explore feasibility of funding sources and structures, including but not limited to the risks and benefits of all funding sources.
3. Conduct an analysis of any loan product's revenue generation versus the tangible and intangible costs of such loan product, including but not limited to long-term viability, impact in the affordable housing sphere, and the Agency's Strategic Plan and Business Plan.
4. Assess the anticipated viability of any lending opportunity for the Agency in the market, including but not limited to expected long and short-term impacts for low and moderate-income Californians.
5. Confer with Agency management, staff, and any other affordable housing industry experts to inform Committee recommendations.
6. Consistent with the Board-approved Strategic Plan and Business Plan, make recommendations to the Board regarding the creation of new loan products in both the Multifamily and Single Family lending programs.