

MINUTES

**California Housing Finance Agency (CalHFA)
Board of Directors Meeting
May 14, 2020
Meeting noticed on May 4, 2020**

Minutes approved by the Board
of Directors at its meeting held:
Attest: *July 9th 2020*
Rami Jauri

1. ROLL CALL

The California Housing Finance Agency Board of Directors Meeting was called to order at **10:07 a.m.** by Acting Chair Gunning. A quorum of members was present.

MEMBERS PRESENT: Patterson, Ma

MEMBERS PRESENT REMOTELY: Gallagher, Gunn (for Imbasciani), Gunning, Campbell (for Gordon), Hunter, Johnson Hall, Velasquez, Prince, Sotelo, Russell, Avila Farias

MEMBERS ARRIVING AFTER ROLL CALL: Castro Ramirez (von Koch-Liebert replaced Castro Ramirez at 11:25)

MEMBERS ABSENT: Bosler

STAFF PRESENT: Claire Tauriainen, Melissa Flores, Don Cavier, Tim Hsu, Ruth Vakili

STAFF PRESENT REMOTELY: Kate Ferguson, Lori Hamahashi

2. APPROVAL OF MINUTES – March 17, 2020

A spelling correction was made to the minutes before they were approved by unanimous consent of members in attendance.

3. CHAIRMAN/EXECUTIVE DIRECTOR COMMENTS

Chairman comments:

- Acting Chair Gunning welcomed Gustavo Velasquez and Helen Campbell to the Board. Mr. Velasquez joins as the new Director of the Department of Housing and Community Development while Ms. Campbell joins as the delegate for the Office of Research and Planning.

Executive Director comments:

- Patterson updated the Board that the Agency's Leadership Team has moved from daily to weekly meetings to monitor internal and external COVID-19 activity. The Agency continues to follow the guidance issued by the Governor, CalHR, and public health officials.
- The Agency has created a hardship request process for development partners and owners of portfolio projects but has not received any requests for forbearance.
- There was a drop in the number of lending partners that offer CalHFA single family loan products at the beginning of the crisis, but some have returned. Only a few of the 132 approved lenders are not offering those products.
- More federal relief is needed, beyond what the CARES Act provides, to address the most pressing housing challenges California is facing.
- The Agency has made adjustments to its 2020-21 Fiscal Year Business Plan to account for the impact of COVID-19.
- Although in-person events have been canceled, Patterson will be attending and speaking in virtual environments, which includes NCSHA's Housing Credit Connect and other remote events in the next few months.

4. **REPORT OF THE CHAIR OF THE AUDIT COMMITTEE**

Presented by Gunning

Audit Committee Chair Gunning reported to the Board that the CliftonLarsonAllen audit of the Housing Finance Fund received an unmodified, or "clean", opinion and the fund's net position increased by \$183 million in Fiscal Year 2019. The Section 8 Single Audit resulted in one finding for a disbursement being issued without prior approval by HUD. Management immediately addressed and corrected this issue in August of 2019. He ended his report by informing the Board that the Agency's Annual Comprehensive Financial Report and Popular Annual Comprehensive Financial Report are both available on the CalHFA website.

5. **Final Loan Commitment for Redwood Apartments, No. 19-066-A/X/N, For 96 Units Located in Santa Rosa/Sonoma - Resolution No. 20-09**

Presented by Vakili

On a motion by Sotelo, the Board approved staff recommendation for **Resolution No. 20-09**. The votes were as follows:

AYES: Avila Farias, Gallagher, Gunn (for Imbasciani), Gunning, Hunter, Ma, Johnson Hall, Velasquez, Prince, Russell, Sotelo

NOES: None

ABSTENTIONS: None

ABSENT: None

6. **DISCUSSION, RECOMMENDATION, AND POSSIBLE ACTION TO ADOPT:**

Presented by Cavier, Hsu, and Ferguson

A. Proposed Strategic Business Plan for FY 2020-21, **Resolution No. 20-10**

B. Proposed Operating Budget for FY 2020-21, **Resolution No. 20-11**

On a motion by Ma, the Board approved staff recommendations for **Resolution No. 20-10** and **Resolution No. 20-11**. The votes were as follows:

AYES: Avila Farias, Gallagher, Gunn (for Imbasciani), Gunning, Hunter, Ma, Johnson Hall, Velasquez, Prince, Russell, Sotelo, von Koch-Liebert (for Castro Ramirez)

NOES: None

ABSTENTIONS: None

ABSENT: None

7. **REPORTS:**

Acting Chair Gunning asked if there were any comments or questions about the reports. Patterson provided additional details about the Memorandum of Understanding (MOU) between CalHFA and the City of Los Angeles which allows for CalHFA to serve as the conduit issuer within the City of Los Angeles for bond issuances of less than \$15 million. While CalHFA already has the existing statutory

authority to do so, the MOU was needed by city housing officials to help streamline the local approval process for issuing bonds. The term of the MOU is three years and will help the City of Los Angeles with their backlog of conduit issuances.

8. DISCUSSION OF OTHER BOARD MATTERS

Hunter stated he was appreciative of the thoughtfulness staff has demonstrated towards the households the Agency serves during the COVID-19 crisis. The fact that a high percentage of the impacted households continue to pay their rent demonstrates the level of importance they place on maintaining their affordable home and serves as a reminder of how critical the work of the Agency is.

9. PUBLIC COMMENT:

Acting Chair Gunning asked if there were any comments or questions from the public. There were none.

10. ADJOURNMENT:

As there was no further business to be conducted, Acting Chair Gunning adjourned the meeting at 11:53 a.m.