



California Affordable Housing Agency

EXECUTIVE COMMITTEE

Robert Havlicek
HASBARCO
Executive Director &
CalAHA Board Chair

Jim Kruse
SRHA Executive
Director & CalAHA
Vice Chair

Kirk Mann
IVHA Executive
Director & CalAHA
Secretary

Michael Nigh
AHACV Executive
Director & CalAHA
Committee Member

Larry Guanzon
HACB Executive
Director & CalAHA
Executive
Committee Member

STAFF

Nick Benjamin
Executive Director

Thomas E. Lewis
General Counsel

CONSULTANTS

Patrick Howard
Financial Advisor

Julie Wunderlich
Bond Counsel

AGENDA

THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS
CALIFORNIA AFFORDABLE HOUSING AGENCY
EXECUTIVE BOARD MEETING

March 24, 2024
8:30 am – 5:45 pm

CalAHA Twenty Fourth Annual Retreat

Craft House at Corque

Harvest Room

420 Alisal Road, Solvang CA 93463

Phone: (805) 686-8635

ZOOM INVITE LINK:

<https://hasbarco-org.zoom.us/j/7832255454?pwd=wZgcgnj1rB8QI5RI4CD4uWEnu2fBXy.1&omn=85275865054>

Meeting ID: 783 225 5454

Passcode: hasbarco12

Phone Number: 1 (669) 900-6833

Executive Committee Member Locations

2039 Forest Avenue Suite 10
Chico, California 95928

1612 Sisk Road
Modesto, California 95350

1402 D Street
Brawley, California 92227

1400 West Hillcrest Drive
Newbury Park, California 91302

815 W. Ocean Ave
Lompoc, CA 93436

806 West 19th Street, Merced, CA 95340
(209) 384-0001





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I. CALL TO ORDER AND ROLL

II. DIRECTORS' AND/OR AGENCY ADDITIONS/DELETIONS TO THE
AGENDA

(M/S/C): ____/____/____

III. CALAHA ANNUAL RETREAT SESSIONS

Schedule of Events: 8:30 am – 5:45 pm

7:30 am – 8:30 am - Continental Breakfast

8:30 am – 9:00 am - Welcome and Introduction

9:00 am – 9:30 am - Alta California Regional Center and
Department of Disabled Services Follow Up Presentation on
Collaboration with CalAHA on Funding of Housing Projects
and Placement of Adult Disabled Clients

9:30 am – 9:50 am - How to Utilize Private Capital to Build
Affordable Housing

9:50 am – 10:40 am - HUD Current Update of Actions Taken by New
Administration Affecting Housing Authority Programs and
Funding

10:40 am – 10:50 am - Morning Break

10:50 am- 11:50 am - New Opportunities for Funding of Housing
Development and Rehabilitation Projects with Private Side
Funding Available from Chiniki First Nation

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11:50 am – 1:00 pm – Lunch

1:00 pm – 2:00 pm - CCRC – Sustainable Financing Opportunities
for Housing Authorities

2:00 pm – 2:30 pm - Aspen Real Estate Financial – Credit Rating
and Recent Acquisition Updates

2:30 pm – 3:30 pm - Faircloth to RAD, use of Project Based
Vouchers & Other Popular RAD Development Options

3:30 pm – 3:40 pm - Afternoon Break

3:40 pm – 4:00 pm - Current Update on Status of Buy American
Build American (BABA)

4:00 pm – 4:20 pm - Trio Home Ownership Update and Bond
Market Update

4:20 pm – 5:45 pm - Roundtable Discussion

IV. APPROVAL OF MEETING MINUTES

NONE

V. UNSCHEDULED ORAL COMMUNICATIONS

NOTICE TO THE PUBLIC

At this time, any person(s) may comment on any item that is not on the Agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the Agenda. If it requires action, it

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California Affordable Housing Agency

will be referred to Staff and/or placed on the next Agenda. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of five (5) minutes.

VI. FINANCIAL REPORT OF ADMINISTRATOR

Current Financials of the Agency

VII. RESOLUTION, ACTION AND INFORMATION ITEMS

A. RESOLUTION ITEMS:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY RATIFYING AND AUTHORIZING THE BOARD CHAIR, VICE CHAIR OR EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT OF SALE TO PURCHASE NINE COMPLETED HOMES IN THE VERMONT VILLA (TUSCANY VILLA) SUBDIVISION IN TURLOCK, CA THROUGH ESCROWS AT STEWART TITLE OF CALIFORNIA, INC. AND FURTHER AUTHORIZING THE BOARD CHAIR, VICE CHAIR OR EXECUTIVE DIRECTOR TO TAKE NECESSARY ACTIONS AND TO SIGN ANY AND ALL NECESSARY DOCUMENTS AND ESCROW AGREEMENTS IN ORDER TO COMPLETE THE PURCHASES AND ANTICIPATED REALES OF THE NINE HOMES

(M/S/C): ___/___/___

B. ACTION ITEMS:

NONE

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C. INFORMATION/DISCUSSION ITEM(S)

1. Current update on member projects and administrative matters;
2. Member input on potential new projects.

VIII. CLOSED SESSION

None.

IX. DIRECTORS' COMMENTS

X. SCHEDULING OF FUTURE EXECUTIVE BOARD MEETINGS

(The second Monday of the month at 10:00 am): April 14, 2025; May 12, 2025; June 9, 2025; July 14, 2025; August 11, 2025; September 8, 2025; October 13, 2025; November 10, 2025 and December 8, 2025.

XI. ADJOURNMENT

806 West 19th Street, Merced, CA 95340
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CALAHA TWENTY FOURTH ANNUAL RETREAT 2025

Location Craft House – Conference Room
420 Alisal Road, Solvang, CA
93464

Date: March 23rd & 24th, 2025

Time: 8:30 am – 5:30 pm

Schedule of Events

Sunday March 23, 2025

7:00 pm – Dinner (Hosted by CalAHA)
Hitching Post 2
420 E. Highway 246
Buellton, CA 93427
P: (805) 688-0676

Monday March 24, 2025

Time:	Topic
7:30 am – 8:30 am	Continental Breakfast
8:30 am – 9:00 am	Introductions
9:00 am – 9:30 am	Alta California Regional Center and Department of Disabled Services Follow Up Presentation on Collaboration with CalAHA on Funding of Housing Projects and Placement of Adult Disabled Clients

Presenters:

- 1. James Morgan, Special Consultant - Department of Developmental Services*
- 2. Nick Benjamin, Executive Director – CalAHA*



- 9:30 am – 9:50 am How to Utilize Private Capital to Build Affordable Housing
- Presenter: Daniel Mense - KH Equities, Beverly Hills, CA*
- 9:50 am – 10:40 am HUD Current Update of Actions Taken by New Administration Affecting Housing Authority Programs and Funding
- Presenter: Eric Oberdorfer - Director of Policy and Legislative Affairs - National Organization of Housing and Redevelopment Officials, Washington, D.C.*
- 10:40 am – 10:50 am Morning Break
- 10:50 am- 11:50 am New Opportunities for Funding of Housing Development and Rehabilitation Projects with Private Side Funding Available from Chiniki First Nation (Canada)
- Presenters:*
- 1. Ryan Robb, CEO - Chiniki First Nation, Calgary, Alberta Canada*
 - 2. Vince Gasparro - Senior Advisor, Sustainable Finance, Power & Infrastructure with the Six Nations of the Grand River Development Corporation*
- 11:50 am – 1:00 pm Lunch
- 1:00 pm – 2:00 pm CCRC – Sustainable Financing Opportunities for Housing Authorities
- Presenters:*
- 1. Tia Boatman Patterson, President & CEO - California Community Reinvestment Corporation*
 - 2. Alexander Shermansong - Principal, Flofi*
- 2:00 pm – 2:30 pm Aspen Real Estate Financial – Credit Rating and Recent Acquisition Updates
- Presenters:*
- 1. Harry Richard - Aspen Real Estate Financial, Aspen, CO*
 - 2. John Durso - KD Housing Partners, Inc., Aspen, CO*



3. Jim Kruse, Executive Director - Stanislaus Regional Housing Authority & CalAHA Vice President, Modesto, CA

2:30 pm – 3:30 pm

Faircloth to RAD, use of Project Based Vouchers & Other Popular RAD Development Options

Presenters:

1. Naomi Byrne, Senior Associate - EJP Consulting Group, LLC, Springtown, Texas

2. Joseph Villarreal, Executive Director - Housing Authority of the County of Contra Costa, Martinez, CA

3:30 pm – 3:40 pm

Afternoon Break

3:40 pm – 4:00 pm

Current Update on Status of Buy American Build American (BABA)

Presenter: Howard Baum, Deputy General Counsel Housing Authority of the City of Los Angeles

4:00 pm – 4:20 pm

Trio Home Ownership Update and Bond Market Update

Presenter: Patrick Howard, Managing Director, Trio's Link Loan Program

4:20 pm – 5:30 pm

Roundtable Discussion

Moderator:

Bob Havlicek, Executive Director – Housing Authority of the County of Santa Barbara & CalAHA Board Chair

a) PHAs Response to New Administration Changes

b) Current Issues with Local Preferences and Legal Aid Inquiries

6:45 pm

Dinner (Hosted by CalAHA)
Craft House at the Corque,
420 Alisal Road
Solvang, CA 93463



RESOLUTION NO. 2025-02

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY RATIFYING AND AUTHORIZING THE BOARD CHAIR, VICE CHAIR OR EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT OF SALE TO PURCHASE NINE COMPLETED HOMES IN THE VERMONT VILLA (TUSCANY VILLA) SUBDIVISION IN TURLOCK, CA THROUGH ESCROWS AT STEWART TITLE OF CALIFORNIA, INC. AND FURTHER AUTHORIZING THE BOARD CHAIR, VICE CHAIR OR EXECUTIVE DIRECTOR TO TAKE NECESSARY ACTIONS AND TO SIGN ANY AND ALL NECESSARY DOCUMENTS AND ESCROW AGREEMENTS IN ORDER TO COMPLETE THE PURCHASES AND ANTICIPATED RESALES OF THE TEN HOMES

WHEREAS, the California Affordable Housing Agency (the "Agency") is a joint exercise of powers agency consisting of twenty-two California housing authorities located throughout California pursuant to Chapter 1 Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act"); and

WHEREAS, the Agency is authorized by the Act to issue bonds, and/or finance loans and mortgages for the purpose of acquiring multifamily rental housing facilities and single-family housing units to be located within any area of operation of the Agency; and

WHEREAS, the Executive Committee of the California Affordable Housing Agency authorized staff to enter into a contract of sale to purchase ten completed homes in the Vermont Villa (Tuscany Villa) subdivision in Turlock, CA through escrows at Stewart Title of California, Inc. office at its October 14, 2024 meeting of the Executive Committee;

WHEREAS, CalAHA did execute a written contract to purchase said nine completed homes in the subdivision; and

WHEREAS, the for-sale homes are near completion and CalAHA will now authorize the signors for all of the nine escrows and all of the resale escrows.

WHEREAS, the executive team prepared and issued a resolution approving the signors authorized to complete the purchase of the first two completed homes

for sale in order to keep the escrow process moving forward before another Executive Committee meeting could be held;

NOW THEREFORE, the Executive Committee of the California Affordable Housing Agency does hereby ratify and confirm Resolution No. 2025-01 and does hereby authorize the purchase of the nine homes completed and located at Turlock, CA at 571 Jason Drive, 561 Jason Drive, 551 Jason Drive, 541 Jason Drive, 531 Jason Drive, 521 Jason Drive, 511 Jason Drive, 501 Jason Drive and 530 Jason Drive in CalAHA's name and/or the name of a related entity.

The Executive Committee further authorizes its Vice Chair, Jim Kruse, Executive Director, Nick Benjamin or its Board Chair, Bob Havlicek to take all necessary actions to finalize the escrows for purchase of the nine homes and to sign any and all necessary documents and escrow agreements in order to complete the purchases and anticipated resales of the nine homes set forth herein. Any one of the three listed individuals can sign said documents and/or agreements on behalf of the California Affordable Housing Agency for any and all of the escrow closings.

The Executive Committee further authorizes and approves of the resale of the nine homes to buyers who qualify under the Trio's Link Home Loan Program or through other mortgage lender loans.

This Resolution and Authorization shall be effective as of the date signed by the Executive Committee officers.

APPROVED this 24th Day of March, 2025.

Chair, Board of Directors
California Affordable Housing Agency

Attest:

Secretary, Board of Directors
California Affordable Housing Agency