



CaliforniaAffordableHousingAgency

AGENDA

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

August 11, 2025

10:00 am

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

Zoom

<https://us06web.zoom.us/j/5600363167?pwd=RmZTR0NabzcrY0ZYQlZvYUd6blpwZz09&omn=88554772306>

Meeting ID: 560 036 3167

Passcode: 293018

Phone Number:

1(720) 707-2699

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

- I. CALL TO ORDER AND ROLL
- II. DIRECTORS' AND/OR AGENCY ADDITIONS/DELETIONS TO THE AGENDA

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

III. APPROVAL OF MEETING MINUTES

None.

IV. 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 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.

V. FINANCIAL REPORT OF ADMINISTRATOR

Current Financial Report

VI. RESOLUTION, ACTION AND INFORMATION ITEMS

A. RESOLUTIONS:

None.

B. ACTION ITEMS:

Action Item No. 2025-01A

Approval of new Agreement for Nick Benjamin after September 30, 2025 retirement and approval of related payments and reimbursements; approval of revised independent contractor agreement to hourly basis.

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

C. INFORMATION/DISCUSSION ITEM(S)

1. Executive Director's Report;
2. Current update on Trio Program;
3. Current update on prospective projects and financings;
4. Current update on member projects and administrative matters.

VII. CLOSED SESSION

None.

VIII. DIRECTORS' COMMENTS

IX. SCHEDULING OF FUTURE EXECUTIVE BOARD MEETINGS

(The second Monday of the month): 10:00 am on September 8, 2025; October 13, 2025; November 10, 2025; December 8, 2025.

X. ADJOURNMENT



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

Memorandum to Executive Committee

From: Tom Lewis

Regarding: Nick Benjamin Retirement Announcement

Dear Executive Committee,

Executive Director Nick Benjamin recently submitted his retirement notice to Board Chair Robert Havlicek in June, 2025. Mr. Benjamin announced that September 30, 2025 would be his last day acting as Executive Director for CalAHA.

After Mr. Benjamin's announcement, CalAHA initiated discussions regarding Mr. Benjamin's willingness to assist with the transition. Mr. Benjamin is open to continue his work with CalAHA in order to help with the transition to a new executive director and for limited work assignments on special projects.

Mr. Benjamin is willing to keep his California manufactured home dealers license current for up to two years to give members an opportunity to purchase manufactured homes for any housing projects. Based on these discussions, the following proposal is being submitted to the Executive Committee for consideration and approval.

While Stanislaus Regional Housing Authority purchased numerous manufactured units in 2022, there has not been any recent manufactured home units from Mr. Benjamin. CalAHA has requested that Mr. Benjamin keep his manufactured home dealers license active until December 2026 to give CalAHA members an opportunity to obtain manufactured home units from Mr. Benjamin's company during the next year and half.

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CalAHA would reimburse Mr. Benjamin for his yearly remainder of 2025-2026 costs of maintaining a license and related costs (2025= \$6,790 & 2026=\$5,670). Please note that 2026 is a lower cost because 2026 would be a “non-renewal” year. A total of \$12,460. Mr. Benjamin was already committed to speak at a statewide housing symposium on October 20, 2025 for the ARCA group. Given travel time and symposium participation, his fee for the symposium will amount to \$4,200 (3 days X \$1,400 per day).

Finally, Mr. Benjamin is requesting a small severance/retirement payment of \$4,340 based on his years of service to CalAHA since 2018 and his willingness to continue, on a limited basis, working on special projects for CalAHA. The grand total of Mr. Benjamin’s severance is \$21,000. For reasons of his own, Mr. Benjamin is requesting to receive \$11,000 of the severance before September 30, 2025 and the remaining \$10,000 after January 1, 2026.

It is recommended by CalAHA staff that these proposals be adopted by the Executive Committee.

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