



CaliforniaAffordableHousingAgency

AGENDA

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

October 13, 2025

10:00 am

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

Zoom

<https://us06web.zoom.us/j/5600363167?pwd=RmZTR0NabzcrY0ZYQlZvYUd6blpwZz09&omn=81878203132>

Meeting ID: 560 036 3167

Passcode: 293018

Phone Number: 1(669) 944-9171

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

1. October 14, 2024 minutes

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

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:

2025-03

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY AUTHORIZING THE BOARD CHAIRPERSON, VICE CHAIR AND ACCOUNTANT TO BE AUTHORIZED SIGNORS ON THE EXISTING MECHANICS BANK ACCOUNTS ENDING IN ACCOUNT NUMBERS ____ AND ____.

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

2025-04

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY AUTHORIZING THE BOARD CHAIRPERSON, VICE CHAIR AND ACCOUNTANT TO BE AUTHORIZED SIGNORS ON THE EXISTING F&M BANK ACCOUNTS ENDING IN ACCOUNT NUMBERS ____ AND ____.

(M/S/C): _____ / _____ / _____

2025-05

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY AUTHORIZING THE BOARD CHAIRPERSON, VICE CHAIR, SECRETARY AND EXECUTIVE DIRECTOR TO BE AUTHORIZED SIGNEES FOR ANY AND ALL RESOLUTIONS, AGREEMENTS, CONTRACTS, MEMORANDUMS OF UNDERSTANDINGS, CERTIFICATIONS, REAL PROPERTY DOCUMENTS, ESCROW AND TITLE DOCUMENTS AND ANY OTHER LEGAL DOCUMENTS RELATING TO CALAHA AND TAKE ALL APPROPRIATE AND NECESSARY ACTION ON BEHALF OF CALAHA IN REGARD TO SAID DOCUMENTS.

(M/S/C): _____ / _____ / _____

B. ACTION ITEMS:

None.

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 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

MINUTES

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

October 14, 2024
10:00 a.m.

806 West 19th Street
Merced, CA

- I. The Board Meeting of the Executive Board of the California Affordable Housing Agency was called to order by Bob Havlicek at 10:04 a.m. The roll was taken and a quorum declared present. The following Executive Board Members were present for the meeting:

CalAHA Executive Board Members Present:

1. Bob Havlicek, Chairperson and Executive Director, Housing Authority of the County of Santa Barbara
2. Jim Kruse, Vice Chair and Executive Director, Stanislaus Regional Housing Authority
3. Kirk Mann, Secretary/Treasurer and Executive Director, Imperial Valley Housing Authority (joined at 10:11 am)
4. Michael Nigh, Executive Director, Area Housing Authority of the County of Ventura
5. Larry, Executive Director, Housing Authority of the County of Butte (joined at 10:21 am)

Absent:

None

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





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

Others Present:

6. Thomas E. Lewis, General Counsel
7. Nick Benjamin, Executive Director- CalAHA
8. Kao Xiong, Law Office of Thomas E. Lewis
9. Ian Evans, Executive Director, Yolo County Housing Authority
10. Patrick Howard, Founding Member, Evergreen Pacific Capital
11. Julie Wunderlich, Bond Counsel, Jones Hall
12. Daniel Mense, KH Equities

II. Directors' and/or Agency Additions/Deletions to the Agenda:

None.

(M/S/C): K. Mann /J. Kruse- Motion to approve
Approved: 3-0-2

III. Approval of the Minutes:

1. January 8, 2024

(M/S/C): J. Kruse/ K. Mann - Motion to approve
Approved: 3-0-2

IV. Unscheduled Oral Communication:

None.

V. FINANCIAL REPORT OF ADMINISTRATOR:

Mr. Benjamin provided a brief overview of the current financials.

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





California Affordable Housing Agency

EXECUTIVE COMMITTEE

Robert Havlicek
HASBARCO
Executive Director & CalAHA Board Chair

VI. RESOLUTION, ACTION AND INFORMATION/DISCUSSION ITEMS:
None.

Jim Kruse
SRHA Executive
Director & CalAHA Vice Chair

A. RESOLUTION ITEMS:
None.

Kirk Mann
IVHA Executive
Director & CalAHA Secretary

B. ACTION ITEMS:

Michael Nigh
AHACV Executive
Director & CalAHA Committee Member

- 1. Action Item 2024-01A
Authority to move forward with the proposed Partnership with KH Equities for the Chatsworth Project in Granada Hills, CA provided that proper jurisdictional approval is obtained

Larry Guanzon
HACB Executive
Director & CalAHA Executive Committee Member

Mr. Lewis indicated that this project will require a regulatory agreement with HACLA and an annual grant to the project. Mr. Havlicek indicated that the a new executive Director is Lourdes Ramirez. With the new change in leadership, he is hoping HACLA will be open to more cooperative efforts. Mr. Havlicek will set up a meeting with HACLA to see if they're interested in the Chatsworth project.

STAFF

Nick Benjamin
Executive Director

Thomas E. Lewis
General Counsel

CONSULTANTS

Patrick Howard
Financial Advisor

Julie Wunderlich
Bond Counsel

Daniel Mense indicated that this is a 69-unit project. They are 45-50 days out until the start of construction of these workforce housing. He is working with a lender and looking to close the loan in the next 2 weeks. This will be a traditional financing.

(M/S/C): J. Kruse/ K. Mann - Motion to approve
Approved: 4-0-1

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





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

2. Action Item 2024-02A
Acceptance/Approval of the Purchase and Sale Agreements for the ten (10) Stanislaus Regional Housing Authority Vermont Avenue Properties in Turlock, CA

(M/S/C): K. Mann/L. Guanzon - Motion to approve
Approved: 3-1-1

3. Action Item 2024-03A
Authority to move forward with the proposed Tuscany Properties Project in Ceres, CA with Stanislaus Regional Housing Authority

(M/S/C): L. Guanzon/ K. Mann - Motion to approve
Approved: 3-1-1

4. Action Item 2024-04A
Approval of amendment to Executive Director Agreement

(M/S/C): K. Mann/J. Kruse- Motion to approve
Approved: 4-0-1

C. INFORMATION/DISCUSSION ITEMS.

1. Executive Director's Report – Mr. Benjamin indicated that he and Tom Lewis just attended the ARCA training in San Diego on October 9th and 10th. Mr. Benjamin met with John Decker from Alta CA Regional Center and Jim Morgan from the Department of Developmental Services. Mr. Decker will be joining our November or December meeting and share more of what their agency does.





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

2. Current update on Trio Program: Patrick Howard indicated that Trio has leased and financed 13 homes which have all converted. Mr. Howard has another group he would like to introduce the agency to. Mr. Lewis indicated that we can try to make time for the new group to present at the upcoming retreat.
3. Annual Retreat planning and updates: Scheduled for March 23rd and 24th, 2025. Mr. Lewis indicated that there are a total of 35 confirmed attendees and only 4 rooms left. Mr. Lewis went over the schedule of events with the Board.
4. Current update on prospective projects and financings: None.
5. Current update on member projects and administrative matters: None.

VII. CLOSED SESSION:

Executive Director Evaluation (Government Code Section 54957.6)
(One Matter)

Motion to go to closed session at 10:45 am.

The Executive Committee met with Executive Director, Nick Benjamin, and general counsel, Tom Lewis. The Board got out of closed session at 10:55 am and reported no reportable action taken.

VIII. DIRECTORS' COMMENTS:

None.

IX. SCHEDULING OF FUTURE EXECUTIVE BOARD MEETINGS:

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





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

(The second Monday of the month):

10:00 AM on November 11, 2024 and December 9, 2024.

X. ADJOURNMENT:

Meeting adjourned @ 11:30 am.

(M/S/C): J. Kruse/K. Mann- Motion to approve
Approved: 4-0-1

Secretary

Date

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



RESOLUTION NO. 2025-03

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY AUTHORIZING THE BOARD CHAIRPERSON, VICE CHAIR AND ACCOUNTANT TO BE AUTHORIZED SIGNORS ON THE EXISTING MECHANICS BANK ACCOUNTS ENDING IN ACCOUNT NUMBERS ____ AND ____.

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;

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;

WHEREAS, the Agency has funds that need to be deposited into multiple banking entities to safeguard the Agency’s funds;

WHEREAS, the Board of Directors has authorized its Board Chairperson Robert P. Havlicek, its Vice Chair Jim Kruse and its Accountant Grey B. Roberts to be authorized signors to all of the bank accounts with Mechanics Bank; and

WHEREAS, the Board of Directors of CalAHA would like to authorize these actions to be undertaken immediately.

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Agency finds and declares that the above recitals are true and correct;
2. The Executive Committee does hereby authorize and directs its Board Chairperson Robert P. Havlicek, Vice Chair Jim Kruse and Accountant Grey B. Roberts to be signors on all existing Mechanics Bank accounts with Thomas E. Lewis authorized to have online access to the accounts.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 13TH DAY OF OCTOBER, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Board of Directors
California Affordable Housing Agency

Attest:

Secretary, Board of Directors
California Affordable Housing Agency

RESOLUTION NO. 2025-04

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY AUTHORIZING THE BOARD CHAIRPERSON, VICE CHAIR AND ACCOUNTANT TO BE AUTHORIZED SIGNORS ON THE EXISTING F&M BANK ACCOUNTS ENDING IN ACCOUNT NUMBERS ____ AND ____.

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;

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;

WHEREAS, the Agency has funds that need to be deposited into multiple banking entities to safeguard the Agency’s funds;

WHEREAS, the Board of Directors has authorized its Board Chairperson Robert P. Havlicek, its Vice Chair Jim Kruse and its Accountant Grey B. Roberts to be authorized signors to all of the bank accounts with F&M Bank; and

WHEREAS, the Board of Directors of CalAHA would like to authorize these actions to be undertaken immediately.

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Agency finds and declares that the above recitals are true and correct;
2. The Executive Committee does hereby authorize and directs its Board Chairperson Robert P. Havlicek, Vice Chair Jim Kruse and Accountant Grey B. Roberts to be signors on all existing F&M Bank accounts with Thomas E. Lewis authorized to have online access to the accounts.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 13TH DAY OF OCTOBER, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Board of Directors
California Affordable Housing Agency

Attest:

Secretary, Board of Directors
California Affordable Housing Agency

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CALIFORNIA AFFORDABLE HOUSING AGENCY AUTHORIZING THE BOARD CHAIRPERSON, VICE CHAIR, SECRETARY AND EXECUTIVE DIRECTOR TO BE AUTHORIZED SIGNED FOR ANY AND ALL RESOLUTIONS, AGREEMENTS, CONTRACTS, MEMORANDUMS OF UNDERSTANDINGS, CERTIFICATIONS, REAL PROPERTY DOCUMENTS, ESCROW AND TITLE DOCUMENTS AND ANY OTHER LEGAL DOCUMENTS RELATING TO CALAHA AND TAKE ALL APPROPRIATE AND NECESSARY ACTION ON BEHALF OF CALAHA IN REGARD TO SAID DOCUMENTS.

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; 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 Agency would like to officially authorize the Board Chairperson Robert P. Havlicek, the Vice Chair Jim Kruse, Secretary Kirk Mann and the Executive Director Edward S. Mayer as the authorized signees on any and all necessary agency resolutions, agreements, contracts, memorandums of understandings, certifications, real property documents, escrow and title documents and any other legal documents relating to the Agency and take all appropriate and necessary action on behalf of the Agency in regards to said documents;

WHEREAS, the Board of Directors of CalAHA would like to authorize these actions to be undertaken immediately.

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Agency finds and declares that the above recitals are true and correct;
2. The Executive Committee does hereby authorize and directs its Board

Chairperson Robert P. Havlicek, Vice Chair Jim Kruse, Secretary Kirk Mann and Executive Director Edward S. Mayer to be signees on any and all necessary resolutions, agreements, contracts, memorandums of understandings, certifications, real property documents, escrow and title documents and any other legal documents relating to the Agency and take all appropriate and necessary action on behalf of the Agency as it pertains to said documents and/or business related documents;

3. Chairperson Robert P. Havlicek and/or Vice Chair Jim Kruse may authorize and assign, by written authority, other Executive Committee members and/or legal counsel to execute and sign any documents on behalf of CalAHA;

4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 13TH DAY OF OCTOBER, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair, Board of Directors
California Affordable Housing Agency

Attest:

Secretary, Board of Directors
California Affordable Housing Agency