



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

Edward S. Mayer  
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**

**February 23, 2026  
8:30 am – 5:30 pm**

**CalAHA Twenty Fifth Annual Retreat**

**Craft House at Corque**

**Harvest Room  
420 Alisal Road  
Solvang CA 93463  
(805) 686-8635**

**Zoom Invite Link**

<https://www.zoomgov.com/j/1600425233?pwd=uiVqOSP1jiLSgpX8AVfj7xEXibyqI9.1>

**Ph: 1(669) 254-5252  
Meeting ID: 160 042 5233  
Passcode: 312443**

**Executive Committee Member Locations**

**2039 Forest Avenue Suite 10  
Chico, California 95928**

**1612 Sisk Road  
Modesto, California 95350**

**1402 D Street  
Brawley, California 92227  
91302**

**1400 West Hillcrest Drive  
Newbury Park, California**

**815 W. Ocean Ave  
Lompoc, CA 93436**

806 West 19<sup>th</sup> Street, Merced, CA 95340  
(209) 384-0001





CaliforniaAffordableHousingAgency

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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 – 5:30 pm

Table with 3 columns: Time, Activity, and Description. Rows include Continental Breakfast, Agency update, CalAHA Now & Then, Bond and Financial Market Review, Morning Break, HUD Happenings Update, Alta California Regional Center/DDS Project update, Aspen Model – Stories of Success with New Acquisitions, Lunch (provided), Update on BABA News, Turn Key Bond Funded Workforce Housing Finance Model – JPI Group, Break, Roundtable Discussions on Development Financing, and Dinner (Hosted by CalAHA) Craft House at the Corque.





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**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 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:**

NONE

**B. ACTION ITEMS:**

NONE

**C. INFORMATION/DISCUSSION ITEM(S)**

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

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**VIII. CLOSED SESSION**

None.

**IX. DIRECTORS' COMMENTS**

**X. SCHEDULING OF FUTURE EXECUTIVE BOARD MEETINGS**

(The second Monday of the month at 10:00 am): March 9, 2026; April 13, 2026; May 11, 2026; June 8, 2026; July 13, 2026; August 10, 2026; September 14, 2026; October 12, 2026; November 9, 2026 and December 14, 2026.

**XI. ADJOURNMENT**

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## CALAHA TWENTY FIFTH ANNUAL RETREAT 2026

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

Date: February 22<sup>nd</sup> & 23<sup>rd</sup>, 2026

### Schedule of Events

#### Sunday February 22, 2026

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

#### Monday February 23, 2026

<u>Time:</u>	<u>Topic</u>
7:30 am – 8:30 am	Continental Breakfast
8:30 am – 9:00 am	Introductions and brief update on our Agency's development activity
9:00 am – 9:30 am	CalAHA Now & Then – the Journey to Today
	Presenters:
	1. Thomas E. Lewis, CalAHA General Counsel
	2. Patrick Howard, Executive Vice President, Applied Residential, Inc.

9:30 am – 10:00 am

Bond and Financial Market Review

Presenter:

1. Patrick Howard, Executive Vice President, Applied Residential, Inc.

10:00 am – 10:15 am

Morning Break

10:15 am – 10:45 am

HUD Happenings Update from the “Hill”

Presenter:

1. Eric Oberdorfer, Director, Policy & Legislative Affairs, NAHRO

10:45 am – 11:15 am

Alta California Regional Center/DDS Project update

Presenter:

1. John Decker, DSW, MSW, Director of Community Services and Supports, Alta California Regional Center

11:15 am – 12:15 pm

Aspen Model – Stories of Success with New Acquisitions

Presenters:

1. Jim Kruse, Executive Director, Stanislaus Regional Housing Authority and CalAHA Vice Chair

2. Rishad Mitha, Deputy Executive Director, Housing Authority of the County of San Bernardino

3. Harry Richard, Aspen Real Estate Financial, Aspen, CO

12:15 pm – 1:30 pm

Lunch (provided)

1:30 pm – 2:00 pm

Update on BABA News

Presenter:

1. Howard Baum, Deputy General Counsel, Housing Authority of the City of Los Angeles

2:00 pm – 3:45 pm Turn Key Bond Funded Workforce Housing Finance Model – JPI Group

Presenter:

1. Ryan Chiriboga, Managing Director, JPI Group

3:45 pm – 4:00 pm Break

4:00 pm – 5:30 pm Roundtable Discussions on Development Financing

Moderator:

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

6:45 pm Dinner (Hosted by CalAHA)  
Craft House at the Corque,  
420 Alisal Road