

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Minutes of the August 19, 2015 Meeting

1. Roll Call.

State Treasurer John Chiang chaired the meeting of the Tax Credit Allocation Committee (TCAC). Mr. Chiang called the meeting to order at 11:05 a.m. Also present: Lynn Paquin for State Controller Betty Yee and Todd Jerue for Department of Finance Director Michael Cohen.

California Housing Finance Agency (CalHFA) Executive Director Tia Boatman-Patterson and Department of Housing and Community Development (HCD) Acting Director Susan Lea Riggs were absent.

City Representative Lucas Freichs and County Representative Santos Kreimann were absent.

2. Approval of the minutes of the July 15, 2015 Committee meeting.

MOTION: Mr. Jerue moved to adopt the minutes of the July 15, 2015 meeting. Ms. Paquin seconded and the motion passed unanimously by a roll call vote.

3. Executive Director's Report.

Executive Director, Mark Stivers, reported that staff has been reviewing the 2015 Second Round 9% and 4% plus state credit applications. He predicted staff would recommend 42 projects for 9% credits and 2 projects for 4% plus state credits. He noted one of the 4% plus state credit projects would receive credits from the farmworker housing set aside. Mr. Stivers announced that the list of preliminary recommendations would be published in early September and that the meeting for Second Round awards would be held on September 23rd.

Mr. Stivers reported that there was a lot of public interest in the regulation package. Initially, staff planned to close the public comment period on August 31st and bring the final package to the Committee at the September 23rd TCAC meeting. Based on public feedback staff decided to propose revisions to a subset of the proposed regulation changes and hold a second comment period based solely on those changes. Mr. Stivers explained that adoption of the regulations would be postponed until the October 21st TCAC meeting to provide time for the second comment period.

4. Discussion and consideration of the 2015 Applications for Reservation of Federal Four Percent (4%) Low Income Housing Tax Credits (LIHTCs) for Tax-Exempt Bond Financed Projects.

Development Section Chief, Anthony Zeto, reported that staff recommended 22 applications for 4% tax credits. He directed the Committee's attention to the Staff Reports revised just prior to the meeting.

Mr. Zeto explained that staff removed the reference to the California Utility Allowance Calculator in the report for CA-15-845 as the information was not applicable. In addition, the report for CA-15-869 was revised to include references to an energy efficiency waiver and the local reviewing agency's evaluation. Staff also corrected an error in the investor and consultant's name shown in the report for CA-15-877.

Mr. Zeto reported that staff changed the housing type shown in the report for CA-15-878 at the owner's request. Finally, staff removed the prevailing wage boost and adjusted the total adjusted threshold basis limit shown in the report for CA-15-886 after the project owner notified staff that the boost was requested in error.

Mr. Zeto reported that the 22 projects on the agenda were reviewed for compliance with federal and state regulations. He recommended them for approval.

MOTION: Ms. Paquin moved to adopt staff recommendations. Mr. Jerue seconded and the motion passed unanimously by a roll call vote.

5. Discussion and Consideration of the 2015 Second Round Application for reservation of Federal Four Percent (4%) Low Income Housing Tax Credits (LIHTCs) and State Farmworker Credits for Tax-Exempt Bond Financed Projects.

The item was stricken from the agenda.

6. Public comments

No public comments

7. Adjournment.

This meeting adjourned at 11:14 a.m.