

REGULAR MEETING AGENDA
ORANGE COUNTY HOUSING FINANCE TRUST

WEDNESDAY, SEPTEMBER 16, 2020, 10:00 A.M.

HALL OF ADMINISTRATION
COMMISSION ROOM, FIRST FLOOR
333 W. Santa Ana Blvd.
Santa Ana, California

JOHN MARK JENNINGS
Chair

ANDREW DO
Vice Chair

DON BARNES
Director

DOUG CHAFFEE
Director

DAVID PENALOZA
Director

JAMEY FEDERICO
Director

SHARI FREIDENRICH
Director

ED SACHS
Director

STEPHEN FAESSEL
Director

Trust Manger
Adam Eliason

Trust Counsel
Jacqueline Guzman

Clerk of the Trust
Robin Stieler

*This agenda contains a brief general description of each item to be considered. The Orange County Housing Finance Trust encourages public participation. Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, this meeting will be held both by teleconference and in person following strict social distancing guidelines. **To attend the meeting via teleconference please call: +1-415-655-0001; enter Access Code: 133 101 8597 followed by #.** For **Attendee ID enter # (once you enter this code, you should be automatically connected to the call; you will remain on the line until meeting begins).** **PLEASE BE ADVISED; In order to ensure that staff has the ability to provide comments to the Directors in a timely manner, please submit your public comments by 5:00 p.m. Tuesday, September 15, 2020 to a Eliason@ochft.org.** If you wish to comment on a specific agenda item, please identify the item number and your name in your email. General public comments will be addressed during the general public comment item on the agenda and read into the record. If you attend the meeting in person and wish to speak during public comment, please complete a Speaker Request Form and deposit it in the Speaker Form Return box located next to the Clerk. Speaker Forms are located on the table next to the entrance doors. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the Orange County Housing Finance Trust, please state your name for the record prior to providing your comments. ****In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Clerk of the Board's Office 72 hours prior to the meeting at (714) 834-2206*****

All supporting documentation is available for public review online at:
www.OCHFT.org and in the office of the Clerk of the Board of Supervisors located in the
Hall of Administration Building, 333 W. Santa Ana Blvd., 10 Civic Center Plaza, Room 465,
Santa Ana, California 92701 during regular business hours,
8:00 a.m. - 5:00 p.m., Monday through Friday.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT CALENDAR ITEMS (Items 1-2)

1. Approve Orange County Housing Finance Trust minutes from the July 15, 2020 Meeting.
2. Adopt resolution establishing the 2021 Orange County Housing Finance Trust meeting calendar.

DISCUSSION ITEMS (Items 3):

At this time, members of the public may ask the Board to be heard on the following items as those items are called.

3. Receive and file State funding advocacy update from Platinum Advisors.

HOUSING TRUST MANAGER REPORT (Item 4):

4. Oral Report from the Housing Trust Manager

PUBLIC COMMENTS:

At this time members of the public may address the Trust on any matter not on the agenda but within the jurisdiction of the Trust. The Trust or Chair may limit the length of time each individual may have to address the Trust.

DIRECTOR COMMENTS

ADJOURNED:

NEXT MEETINGS: November 18, 2020 at 10:00 a.m.

Agenda Item #1
July 15, 2020 Minutes

**REGULAR MEETING SUMMARY ACTION MINUTES
ORANGE COUNTY HOUSING FINANCE TRUST**

WEDNESDAY, JULY 15, 2020, 10:00 A.M.

JOHN MARK JENNINGS
Chair

ANDREW DO
Vice Chair

DON BARNES
Director

DOUG CHAFFEE
Director

DAVID PENALOZA
Director

JAMEY FEDERICO
Director

SHARI FREIDENRICH
Director

ED SACHS
Director

STEPHEN FAESSEL
Director

Trust Manger
Adam Eliason

Trust Counsel
Jacqueline Guzman

Clerk of the Trust
Robin Stieler

ATTENDANCE: Directors Barnes, Chaffee, Faessel, Federico, Penaloza, Do and Jennings
(Directors Barnes, Faessel, Federico, Penaloza, Do and Jennings participated via
WebEx)

ABSENT: Directors Freidenrich and Sachs

PRESENT: Trust Manager, Adam Eliason
Trust Counsel, Jacqueline Guzman (Participated via WebEx)
Clerk of the Trust, Robin Stieler

CALL TO ORDER

Chair Jennings called the meeting to order at 10:03 a.m.

PLEDGE OF ALLEGIANCE

Chair Jennings led the pledge of allegiance

ROLL CALL

The Clerk called the roll and confirmed quorum

CONSENT CALENDAR ITEMS (Items 1-2)

1. Approve Orange County Housing Finance Trust minutes from the May 6, 2020 Special Meeting.
ON THE MOTION OF CHAIR JENNINGS, SECONDED BY DIRECTOR PENALOZA, BY A VOTE OF 6 TO 0 WITH DIRECTOR BARNES ABSTAINING AND DIRECTORS FREIDENRICH AND SACHS BEING ABSENT, APPROVED THE ORANGE COUNTY HOUSING FINANCE TRUST MINUTES FROM THE MAY 6, 2020 SPECIAL MEETING
2. Authorize the Housing Trust Manager to procure consultant and administrative services and expend general operating costs (not to exceed \$109,450).
ON THE MOTION OF VICE CHAIR DO, SECONDED BY DIRECTOR PENALOZA, BY A VOTE OF 7 TO 0 WITH DIRECTORS FREIDENRICH AND SACHS BEING ABSENT, THE BOARD APPROVED ITEM AS AMENDED TO REQUIRE PROCUREMENT OF CONSULTANT AND ADMINISTRATIVE SERVICES RETURN TO THE BOARD FOR APPROVAL

DISCUSSION ITEMS (Items 3-7):

3. Receive and file State funding advocacy update from Platinum Advisors.
RECEIVED ORAL REPORT FROM DARIUS ANDERSON, PLATINUM ADVISORS REGARDING STATE FUNDING ADVOCACY UPDATE
4. Approve contract with Platinum Advisors for advocacy and lobbying efforts through December 31, 2020 (not to exceed \$36,000); and authorize the Housing Trust Manager to execute the agreement.
ON THE MOTION OF CHAIR JENNINGS, SECONDED BY DIRECTOR FAESSEL, BY A VOTE OF 7 TO 0 WITH DIRECTORS FREIDENRICH AND SACHS BEING ABSENT, THE BOARD APPROVED ITEM AS RECOMMENDED
5. Approve the 2020-2025 Orange County Housing Finance Trust Strategic Plan.
ON THE MOTION OF CHAIR JENNINGS AND SECONDED BY DIRECTOR FAESSEL, BY A VOTE OF 6 TO 0 WITH DIRECTORS FREIDENRICH AND SACHS BEING ABSENT, THE BOARD APPROVED ITEM AS AMENDED TO CHANGE THE MISSION STATEMENT TO “THE MISSION OF THE ORANGE COUNTY HOUSING FINANCE TRUST IS TO STRENGTHEN THE COMMUNITIES IN ORANGE COUNTY BY FINANCING THE DEVELOPMENT OF AFFORDABLE HOUSING FOR HOMELESS AND LOW-INCOME INDIVIDUALS AND FAMILIES” AND FOR THE VISION STATEMENT TO “THE VISION OF THE ORANGE COUNTY HOUSING FINANCE TRUST IS TO RESPOND TO THE HUMANITARIAN CRISIS OF HOMELESSNESS IN OUR COMMUNITIES BY IDENTIFYING AND SECURING FUNDING THAT WILL CONTRIBUTE TO THE CONSTRUCTION OF 2,700 PERMANENT SUPPORTIVE HOUSING UNITS BY 2025 AND WORK TO SECURE FUNDING THAT WILL CONTRIBUTE TO ADDITIONAL AFFORDABLE HOUSING UNITS

6. Conduct Public Hearing to consider adopting resolution authorizing the Housing Trust Manager to apply for Local Housing Trust Fund Program, execute Local Housing Trust Fund standard agreement and any subsequent amendments or modifications as well as any other documents related to the Program or the Local Housing Trust Fund Program; and approve the 2020 Orange County Housing Finance Trust – Notice of Funding Availability Projects listed as Attachment 6.1 for project funding.

CONDUCTED PUBLIC HEARING, NO PUBLIC TESTIMONY WAS RECEIVED AND PUBLIC HEARING WAS CLOSED. ON THE MOTION OF CHAIR JENNINGS, SECONDED BY DIRECTOR FAESSEL, BY A VOTE OF 6 TO 0 WITH DIRECTORS DO, FREIDENRICH AND SACHS BEING ABSENT, THE BOARD APPROVED ITEM AS RECOMMENDED

7. Election of Officers for Fiscal Year 2020/2021

ON THE MOTION OF DIRECTOR CHAFFEE, SECONDED BY DIRECTOR PENALOZA, BY A VOTE OF 6 TO 0 WITH DIRECTORS FREIDENRICH, SACHS AND DO BEING ABSENT, THE BOARD NOMINATED AND ELECTED DIRECTOR JENNINGS AS CHAIR

ON THE MOTION OF DIRECTOR FEDERICO, SECONDED BY DIRECTOR BARNES, BY A VOTE OF 7 TO 0 WITH DIRECTORS FREIDENRICH AND SACHS BEING ABSENT, THE BOARD NOMINATED AND ELECTED DIRECTOR DO AS VICE CHAIR

HOUSING TRUST MANAGER REPORT (Item 8)

8. Oral Report from the Housing Trust Manager

THE ORANGE COUNTY HOUSING FINANCE TRUST PIPELINE MAP ON THE TRUST'S WEBSITE AT WWW.OCHFT.ORG/DEVELOPMENTS DISPLAYS THE PROGRESS OF THE ORANGE COUNTY HOUSING FINANCE TRUST, COUNTY, AND CITIES COMMON GOAL OF CREATING PERMANENT SUPPORTIVE HOUSING UNITS AND REPORTS THE DETAILS RELATED TO EACH PROJECT

PUBLIC & TRUST COMMENTS:

PUBLIC COMMENTS: None

DIRECTOR COMMENTS

Director Faessel – Oral re: Anaheim Salvation Army appreciates the cooperation received from and the partnership established with the Orange County Housing Finance Trust and assistance of Trust staff for the Center of Hope project

ADJOURNED: 11:19 A.M.

Orange | Housing
County | Finance
Trust

NEXT MEETING: September 16, 2020

JOHN MARK JENNINGS
Chair, Orange County Housing Finance Trust

ROBIN STIELER
Clerk of the Orange County Housing Finance Trust

Agenda Item #2
2021 OCHFT Meeting Calendar

REQUEST FOR ORANGE COUNTY HOUSING FINANCE TRUST (OCHFT) BOARD ACTION

BOARD MEETING DATE: SEPTEMBER 16, 2020

RECOMMENDED ACTION:

ADOPT RESOLUTION ESTABLISHING THE 2021 ORANGE COUNTY HOUSING FINANCE TRUST MEETING CALENDAR.



Adam B. Eliason, Manager

SUMMARY:

The Orange County Housing Finance Trust (Trust) desires to conduct regularly scheduled meetings throughout the year. This item recommends approval of the 2021 meeting calendar.

DISCUSSION:

The 2021 calendar proposes six meetings throughout the year including January, March, May, July, September, and November. The meetings will be held at 10:00 a.m. on the third Wednesday of the designated month at the Orange County Hall of Administration, Commission Hearing Room located at 333 W. Santa Ana Blvd. (Building 10), Santa Ana, CA 92701.

The specific dates include the following:

January 20th

March 17th

May 19th

July 21st

September 15th

November 17th

The Trust Bylaws further specify that the Board of Directors shall select a Chair and a Vice-Chair on an annual basis at the July Board Meeting and adopt the new fiscal year budget at the May Board Meeting.

ATTACHMENT:

Attachment A Resolution

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE ORANGE COUNTY HOUSING FINANCE TRUST
SEPTEMBER 16, 2020

WHEREAS, Government Code section 54954 requires the Board of Directors to adopt by ordinance, resolution, or bylaws the time and place for holding regular meetings; and

WHEREAS, the Orange County Housing Finance Trust Joint Powers Agreement authorizes the Board of Directors to fix the dates and times for its regular meetings by resolution; and

WHEREAS, it has been determined that establishing a calendar for Orange County Housing Finance Trust for regular meetings on the 3rd Wednesday of odd months, from 10am-11:30am will fulfill both the requirements of the Brown Act and the Joint Powers Agreement.

NOW, THEREFORE, BE IT RESOLVED that

1. The regular meetings for the 2021 calendar shall be held in accordance with Attachment 1.

2021 Orange County Housing Finance Trust Meeting Calendar

January 20th

March 17th

May 19th

July 21st

September 15th

November 17th

Agenda Item #3

State Funding Advocacy Update

REQUEST FOR ORANGE COUNTY HOUSING FINANCE TRUST (TRUST) BOARD ACTION

MEETING DATE: September 16, 2020

SUBJECT: Receive and file State funding advocacy update from Platinum Advisors.



Adam B. Eliason, Manager

RECOMMENDED ACTION:

RECEIVE AND FILE STATE FUNDING ADVOCACY UPDATE FROM PLATINUM ADVISORS.

BACKGROUND:

Attachment A is a memo summarizing funding advocacy efforts from Platinum Advisors to date. The Trust Board will receive a full update at the meeting and Platinum Advisors will be available to answer any questions from the Board.

ATTACHMENT:

Attachment A – Memo from Platinum Advisors - OCHFT Lobbying Update

PLATINUM | ADVISORS

September 9, 2020

To: Adam Eliason
Orange County Housing Finance Trust

From: Darius Anderson
Nick Garcia
Syrus Devers, BB&K

Subject: OCHFT Lobbying Update

We look forward to joining your Board of Directors meeting to provide more insight into legislative activity in Sacramento. With the end of the legislative session on August 31, 2020, there is much to report including all the behind-the-scenes work in our attempt to secure funding for the Trust.

When we started our engagement with the Trust, our legislative strategy and objectives were defined by a clear path to securing \$35 million of General Fund dollars to augment projects that provided affordable and supportive housing in Orange County. Our lobby team in conjunction with Trust Staff and the County met with most the Orange County Legislative Delegation in Sacramento and we were all very optimistic.

Then the COVID-19 pandemic hit and changed the landscape.

In January, Governor Gavin Newsom released an ambitious plan to combat homelessness and affordable housing. Many of the Governor's initiatives complimented the Trust plans and we identified a legislative strategy that would harness the support of the entire Orange County legislative delegation to make the funding request. While COVID quickly changed the state's financial landscape, Orange County legislators remained committed to requesting dollars for shovel ready projects identified by the Trust. Again, our lobby team, Trust Staff and the County held many virtual calls with the Governor's office, leading and influential legislators in the State, and the Orange County Legislative Delegation.

Led by Assemblywoman Cottie Petrie-Norris, the Orange County Legislative Delegation submitted a request for a state budget augmentation for the Trust during the closing days of the 2020 legislative session. This request included multiple members of the delegation and was one of the very few legislative member requests for additional district funding.

Unfortunately, given the state's unknown financial future the budget committees in both houses of the Legislature did NOT consider any specific member requests. While this outcome is disappointing, we cannot overlook the progress we made educating Sacramento on Trust priorities and the regional collaborative approach Orange County has set to solve our affordable and permanent supportive housing crisis. This outreach will serve as the foundation of the Trust's next efforts to secure additional funding from the state – which should start this fall to influence the Governor's January Budget Proposal. We will speak further to this recommendation during your board meeting.

As always, we are available for further discussion. If there is anything immediate, please contact Nick Garcia at 916-215-3621.

Thank you!