

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**  
**Minutes of the April 28, 2010 Meeting**

1. Roll Call.

Bettina Redway for State Treasurer Bill Lockyer chaired the meeting of the Tax Credit Allocation Committee (TCAC). Ms. Redway called the meeting to order at 11:55 p.m. Also present: Cindy Aronberg for State Controller John Chiang; Cynthia Bryant for the Department of Finance Director Ana Matosantos; Tom Hughes for Acting Executive Director of the California Housing Finance Agency Steven Spears; Elliott Mandell for the Department of Housing and Community Development Director Lynn Jacobs; and County Representative David Rutledge.

City Representative Christopher Armenta was absent.

2. Discussion of and Action to adopt a Resolution granting authority for the TCAC Executive Director to augment the California Housing Finance Agency (CalHFA) Interagency Agreement to provide loan origination and loan disbursement services.

Mr. Pavão reminded the Committee that they granted him authority to pay CalHFA up to \$2 million for underwriting and other loan closing services related to American Recovery and Reinvestment Act (ARRA) funded projects. He stated that TCAC eventually entered into a contract with CalHFA for \$1.8 million.

Mr. Pavão reported that CalHFA was able to commit additional resources to ARRA loan processing efforts, and TCAC staff had identified work best performed by CalHFA rather than TCAC. TCAC would need to pay CalHFA up to \$320,000 above the existing contract amount. Mr. Pavão concluded that the contract with CalHFA currently worth \$1.8 million, would be increased to \$2.15 million if the Committee approved the augmentation.

Mr. Hughes stated that he would refrain from participating in the Committee decision regarding that Action Item because the contract under discussion was directly with CalHFA.

MOTION: Ms. Aronberg moved to adopt staff recommendations. Ms. Bryant seconded and the motion passed unanimously.

3. Discussion of and Action to adopt a Resolution authorizing the Executive Director to enter into a contract for services related to federal Davis-Bacon prevailing wage compliance.

Mr. Pavão stated that he was seeking Committee approval to enter into a contract with a provider of services related to TCAC's newly acquired ARRA related responsibilities. He explained that TCAC was responsible for ensuring that certain ARRA funds recipients met federal Davis-Bacon Act wage requirements.

Mr. Pavão stated TCAC staff did not have the necessary expertise to monitor all of the TCAP projects subject to Davis-Bacon requirements. He reported that staff solicited bids from Davis-Bacon Act experts for a contract to perform the monitoring services. He stated that the winning bid was from Perceptive Enterprises, Inc.

Mr. Pavão reminded the Committee that they gave him blanket authority each year to enter into contracts in the aggregate amount of \$250,000. He stated reported he had entered into contracts worth \$157,000 to date. He stated that he had sufficient authority to contract for services needed during the rest of the fiscal year, with the exception of the Davis-Bacon contract.

MOTION: Ms. Aronberg moved to adopt staff recommendations. Ms. Bryant seconded and the motion passed unanimously.

4. Discussion of and Action to adopt a Resolution for a 2009 4% Financing Application for HCD Backfill using TCAP funds.

Mr. Pavão stated that 220 Golden Gate Avenue (CA-2010-511) received an ARRA award at a prior meeting, which included a partial HCD backfill award. He explained that staff was able to recommend additional backfill assistance for the project after receiving approximately \$641,000 in returned ARRA funds from a project called South Mill Creek Apartments. He stated that the applicant for South Mill Creek Apartments decided to compete for 9% tax credits rather than accepting the ARRA award.

MOTION: Ms. Aronberg moved to adopt staff recommendations. Ms. Bryant seconded and the motion passed unanimously.

5. Public Comment.

There were no public comments.

6. Adjournment.

The meeting adjourned at 12:15 p.m.