

**MINUTES**

**California Pollution Control Financing Authority  
801 Capitol Mall, Room 150  
Sacramento, California  
January 17, 2017**

**1. CALL TO ORDER & ROLL CALL**

Mr. Alan Gordon, Chairperson, called the California Pollution Control Financing Authority (CPCFA or Authority) meeting to order at 10:30 a.m.

Members Present: Eraina Ortega for Michael Cohen, Director of Finance  
Anne Baker for Betty T.Yee, State Controller  
Alan Gordon for John Chiang, State Treasurer

Staff Present: Elena M. Miller, Deputy Executive Director

Quorum: The Chairperson declared a quorum

**2. MINUTES**

Mr. Gordon asked if there were any questions or comments concerning the meeting minutes from the meeting held December 13, 2016. There were none.

Ms. Ortega moved approval of the minutes; upon a second, the minutes were unanimously approved.

The item was passed by the following vote:

|   |     |
|---|-----|
| Eraina Ortega for the Director of Finance | Aye |
| Anne Baker for the State Controller       | Aye |
| Alan Gordon for the State Treasurer       | Aye |

**3. EXECUTIVE DIRECTOR’S REPORT**

Ms. Miller greeted and informed the Board that Ms. Reneé Webster-Hawkins was not able to attend the Board Meeting. Ms. Miller stated that Ms. Webster-Hawkins acted on one item under her delegated authority. The item was an Interagency Agreement (IA) which was brought to the board on November 15, 2016 for approval due to this contract exceeding \$300,000. On December 12, 2016 Ms. Webster-Hawkins signed the IA with the State Treasurer’s Office (STO), Contract No. CPCFA01-16 in the amount of \$722,029. The IA is a standard yearly agreement by which the STO will provide CPCFA budgeting, personnel, accounting, legal, information technology services, information security services, Executive Office policy direction and guidance, reporting services, and other administrative support services for CPCFA.

#### 4. BUSINESS ITEMS

##### A. REQUEST TO AMEND INFILL GRANT DOCUMENTS UNDER THE CALIFORNIA RECYCLE UNDERUTILIZED SITES (CALREUSE) REMEDIATION PROGRAM

The City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency, to Authorize the Transfer of Parcels for Purposes of Development

Presented by: Gregory Martin, CPA

Staff introduced Tim Jones, Director of Housing City of Richmond and Alan Wolken, Consultant for the Miraflores Project

Mr. Martin stated that The City of Richmond as Successor Agency to the Richmond Community Redevelopment Agency, a public entity created and organized pursuant to Health and Safety Code section 34173, the grantee, requested Board consent to transfer a portion of the Grantee's assets as required by Section 6.2 of the Infill Grant Agreement dated October 18, 2010, and requested an amendment to the California Pollution Control Financing Authority's Regulatory Agreement dated October 18, 2010, to partially terminate the CPCFA Regulatory Agreement with respect to the senior affordable housing development.

Mr. Martin noted one change regarding the reference throughout the staff summary that the CPCFA Regulatory Agreement has been submitted for recording, the process is not yet complete. The Regulatory Agreement was submitted for recordation on December 29, 2016 and that is how it will be referenced moving forward.

Staff recommended approval of the attached Resolution to provide CPCFA consent to the transfer of the senior affordable housing development, made up of Contra Costa County APNs 513-321-005 and 513-321-010, and consisting of 80 housing units (79 affordable units), to a partnership consisting of Eden Housing, Inc., the Community Housing Development Corporation of North Richmond, and Wells Fargo Affordable Housing Community Development Corporation.

Staff also recommended no action with respect to the Grantee's request to acknowledge that the Senior Affordable Project is not a United States Department of Housing and Urban Development Section 202 Supportive Housing for the Elderly project and remove Exhibit B, Part III from the CPCFA Regulatory Agreement. If the alternate regulatory agreement meets Program requirements, then CPCFA staff will amend or terminate the current CPCFA Regulatory Agreement with respect to the senior affordable housing development's description in Exhibit B, Part III as appropriate.

Mr. Jones added that the Project is very important to the City of Richmond with a lot of moving parts and that the staff report very accurately detailed all of the issues still pertaining to the Project. Mr. Jones stated that they could not have gotten this close to groundbreaking without the ongoing support of CPCFA staff, Ms. Webster-Hawkins and Mr. Martin. Mr. Jones stated

on behalf of the City Manager, and Mayor Tom Butt they extend a thank you for the support and that they could not have cleaned the dirt and gotten this far without the help of CPCFA.

Mr. Gordon asked what types of contaminants were present other than possible fertilizer or nitrogen in a long term nursery. Mr. Jones responded by saying pesticides were also present. Mr. Gordon asked about ground water issues. Mr. Wolken stated there were a number of ground water issues and that it was important not to have any deed restrictions on the property, so there was an extensive amount of clean-up done and that the property was cleaned to residential standards.

Mr. Gordon stated his congratulations and that he hopes that everything works out and that the Bay Area needs affordable housing.

Mr. Gordon referred to Mr. Robert Hedrick on how to move forward with regards to the motion on the item and asked if the adoption of Staff recommendation would suffice. Mr. Hedrick stated that a motion to adopt the Staff recommendation would be appropriate.

Mr. Gordon asked if there were any questions from the Board or the public. There were none.

Ms. Ortega moved approval of the item; there was a second.

The item was passed by the following vote:

|   |     |
|---|-----|
| Eraina Ortega for the Director of Finance | Aye |
| Anne Baker for the State Controller       | Aye |
| Alan Gordon for the State Treasurer       | Aye |

## 5. PUBLIC COMMENT

Mr. Gordon asked if there were any comments from the public. There were none.

## 6. ADJOURNMENT

There being no further business, public comments, or concerns, the meeting adjourned at 10:45 a.m.

**Respectfully submitted,**

(Originally signed by)

Reneé Webster-Hawkins  
Executive Director