Golden State Finance Authority (GSFA) Board of Directors Meeting



Wednesday, December 6, 2017 10:00 a.m.

1215 K Street, Suite 1650 Sacramento, CA 95814

26		
	Ti.	

Golden State Finance Authority (GSFA) Board of Directors Meeting Wednesday, December 6, 2017 10:00 a.m. 1215 K Street Suite 1650 Sacramento, CA 95814

AGENDA

1.	Call to Order & Determination of Quorum
	Chair, Supervisor Kevin Cann, Mariposa County
	Vice Chair, Supervisor Randy Hanvelt, Tuolumne County

2. Approval of Minutes – August 16, 2017 Board Meeting Board Members absent from the meeting will be recorded as abstained unless the Board Member indicates otherwise Page 1

3. Member County Concerns

4. Public Testimony

At this time any member of the public may address the Board. Speakers are asked to state their name for the record. Comments are usually limited to no more than 3 minutes per speaker.

5. GSFA 2018 Proposed Budget – Action Lisa McCargar. Chief Financial Officer

Page 5

Lisa McCargar, Chief Financial Officer Craig Ferguson, Deputy Director

6. GSFA 2018 Investment Policy Renewal - Action

Page 11

Lisa McCargar Craig Ferguson

7. GSFA Membership Status Update

Page 19

Greg Norton, Executive Director Craig Ferguson

8. GSFA Resolution 17-10: Disaster Relief Assistance – ACTION

Page 25

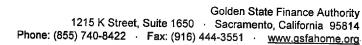
Greg Norton Craig Ferguson

9. Program Updates

Greg Norton Craig Ferguson

10. Adjournment

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participant in a public meeting, please call Sarah Bolnik at (916) 447-4806 at least 48 hours before the meeting. Agenda items will be taken as close as possible to the schedule indicated. Any member of the general public may comment on agenda items at the time of discussion. In order to facilitate public comment, please let staff know if you would like to speak on a specific agenda item.





Golden State Finance Authority
Board of Directors Meeting
August 16, 2017
11:00 a.m.
1215 K Street, Suite 1650
Sacramento CA 95814
916-447-4806

MINUTES

Call to Order & Determination of Quorum

Chair, Supervisor Kevin Cann, Mariposa County, called the meeting to order at 11:16 a.m. A quorum was determined at that time. Those present:

Supervisor	County
David Griffith	Alpine
Brian Oneto	Amador
Doug Teeter	Butte
Kim Dolbow Vann	Colusa
Gerry Hemmingsen	Del Norte
Michael Ranalli	El Dorado
Rex Bohn	Humboldt
Matt Kingsley	Inyo
Jim Steele	Lake
Aaron Albaugh	Lassen
David Rogers	Madera
Kevin Cann	Mariposa
Carre Brown	Mendocino
Daron McDaniel	Merced
Geri Byrne	Modoc
John Peters	Mono
Diane Dillon	Napa
Dan Miller	Nevada
Jim Holmes	Placer
Anthony Botelho	San Benito
Les Baugh	Shasta
Lee Adams	Sierra
Michael Kobseff	Siskiyou
Larry Munger	Sutter
Bob Williams	Tehama
John Fenley	Trinity
Randy Hanvelt	Tuolumne
Andy Vasquez	Yuba

Absent

Jack Garamendi

Calaveras

John Viegas Michael Kelley Glenn Imperial

Kevin Goss

Plumas

Matt Rexroad

Yolo

Others in Attendance

Supervisor Kyler Crocker, Tulare County

Supervisor Dennis Garton, Tehama County

Supervisor Richard Forster, Amador County

Greg Norton, GSFA Executive Director

Craig Ferguson, GSFA Deputy Director

Sarah Bolnik, RCRC Business Development & Board Relations

Staci Heaton, RCRC Regulatory Affairs Advocate

Mary Pitto, RCRC Regulatory Affairs Advocate

Justin Caporusso, RCRC Vice President External Affairs

Paul A. Smith, RCRC Vice President Governmental Affairs

Terrance Rodgers, RCRC Economic Development Officer

Mary-Ann Warmerdam, Senior Legislative Advocate

Tracy Rhine, RCRC Legislative Advocate

Lisa McCargar, RCRC Chief Financial Officer

Arthur Wylene, RCRC Governmental Affairs Counsel

Russ Gould, Gould Group

Mark Rodgers, Ygrene Energy Fund

Robbie Bendorf, Renovate America/HERO

Sydney Lewis, Office of U.S. Senator Kamala Harris

Caylyn Wright, Economic Development Coordinator, Tehama County

Elizabeth Espinosa, Partner, Hurst Brooks Espinosa LLC

Ed Horton

Approval of Minutes - June 21, 2017 Board Meeting

Board Members absent from the meeting will be recorded as abstained unless the Board Member indicates otherwise

Supervisor Andy Vasquez, Yuba County, motioned to approve the minutes of the June 21, 2017 GSFA Board of Directors Meeting. Supervisor Michael Ranalli, El Dorado County, seconded the motion. Motion unanimously passed.

Abstaining:

Supervisor Aaron Albaugh, Lassen County; Supervisor Jim Holmes, Placer County

Member County Concerns

None

Public Testimony

None

GSFA Resolution 17-07: Disaster Relief Assistance

Greg Norton informed the GSFA Board of Directors that Mariposa County recently suffered severe devastation as a result of the Detwiler Fire. Declared both a state and federal disaster, Mr. Norton suggested allocating upwards of \$160,000 for disaster funding. Supervisor Kevin Cann, Mariposa County, provided an update of the number of homes and buildings destroyed by the fire, and thanked the Board of Directors for their consideration in allocating these funds to the victims of the fire.

The GSFA Board of Directors discussed the various types of individuals who suffered from the fire, including home owners, renters, employees who were displaced and lost out on work, and those evacuated and left without power. These discussions led the Board to recommend a few language changes in the resolution, making the funding assist those who fell victim of the Detwiler fire (not necessarily because their property was destroyed). It was recommended to have legal counsel approve the final resolution.

Recommendation

It is recommended that the GSFA Board of Directors review and approve GSFA Resolution 17-07: Disaster Relief Assistance, with the edits discussed.

Supervisor Randy Hanvelt, Tuolumne County, motioned to approve the GSFA Resolution 17-07: Disaster Relief Assistance, with the edits discussed. Supervisor David Griffith, Alpine County, seconded the motion. Motion unanimously passed.

GSFA Executive Committee Update

Greg Norton informed the GSFA Board of Directors that at the GSFA Executive Committee meeting on August 9, 2017, Mr. Norton was directed to produce a financial forecast as well as a risk assessment for presentation to the full GSFA Board of Directors.

Adjournment

GSFA Chair, Supervisor Kevin Cann, Mariposa County, adjourned the meeting of the GSFA Board of Directors at 11:36 a.m.



Golden State Finance Authority
1215 K Street, Suite 1650 Sacramento, California 95814
Phone: (855) 740-8422 Fax: (916) 444-3551 www.gsfaloan.org

To:

GSFA Board of Directors

From:

Lisa McCargar, Chief Financial Officer

Craig Ferguson, Deputy Director

Date:

November 28, 2017

Finance Authority"

Re:

GSFA 2018 Proposed Budget - ACTION

The proposed 2018 Golden State Finance Authority (GSFA) Operating Budget constitutes our continued commitment to the core functions of providing affordable housing down payment assistance, energy retrofit, and water conservation programs and the development of infrastructure programs. The GSFA Executive Committee reviewed and approved the 2018 GSFA Operating Budget at their meeting on November 15, 2017.

2018 Proposed GSFA Budget Summary

The proposed 2018 GSFA Operating Budget (Attachment A) includes total revenues of \$59,235,000 and total expenditures of \$57,265,700 and results in net revenue over expenditures of \$1,969,300. The primary sources of revenue and expenditures are described below.

2018 Proposed Revenue Highlights

Proposed revenues are primarily derived from GSFA's housing and energy/water financing programs. In addition, interest income from second mortgage portfolio earnings and interest and gains from portfolio investments provide proposed sources of revenue.

The proposed 2018 GSFA Budgeted Revenue of \$59,235,000 includes:

- Housing programs remain the primary source of GSFA revenues. The programs are projected to generate \$56.3 million in revenue in 2018.
- Revenues from energy/water conservation financing programs are estimated to be \$2,005,000.
- Energy program loans from the prior American Recovery and Reinvestment Act (ARRA) program continue to require loan servicing. GSFA cost reimbursements from this grant are estimated to be \$250,000 for 2018.

- The GSFA second mortgage portfolio is projected to generate interest earnings of \$300,000.
- Interest earnings and capital gains from investments are projected to be \$320,000.

2018 Proposed Expenditure Highlights

The proposed 2018 GSFA Operating Expenditure Budget is designed to provide the resources necessary to pursue and implement housing and energy programs and services as well as pursue rural economic development and infrastructure financing efforts. The proposed 2018 Expenditure Budget totals \$57,265,700. Primary expenditures are for housing program down payment assistance (DPA) gifts, contract support services payments, estimated contract performance fees to RCRC and program management fees.

The key proposed 2018 GSFA expenditures include:

- Housing program DPA gifts to homebuyers of \$47.0 million and associated program management and pipeline services fees totaling \$2.68 million. Program management fees have also decreased in line with market rates.
- Contract support services payments to RCRC in the amount of \$2,633,000. The contract also includes estimated housing program performance fees of \$1,750,000. The proposed budget includes the lump sum contract services and estimated program performance fee amount the GSFA Board is requested to consider and approve as part of its budgeting process for the 2018 calendar year. The proposed lump sum contract services and estimated performance fee amount for RCRC services includes a prorated amount of the salaries for RCRC personnel who provide services to the JPA through the contract for services with RCRC, including those of the President/CEO, the Deputy Director and the Chief Financial Officer of RCRC. The proposed contract services amount and performance fee and the underlying compensation for RCRC personnel that are included in the proposed budget will be approved by the RCRC Board of Directors.
- The 2018 proposed budget includes \$1,000,000 of proposed rural assistance grants. Specific uses for these funds to be determined throughout the year.
- Energy servicing of \$850,000 includes payments to National Homebuyers Fund for their servicing of two energy-related programs including loans associated with the ARRA program and energy retrofit financing administration. These service fees are detailed in the service contract between GSFA and NHF as approved by the respective Boards.
- \$225,000 for consultants, including costs associated with economic development activities.

- \$200,000 for the continued efforts and costs associated with the development of an infrastructure financing program.
- \$100,000 for business development and expansion, \$75,000 for promotion and marketing, \$250,000 for legal services and \$100,000 for sponsorships.

Key Differences between the 2018 and 2017 Expenditure Budgets

The proposed 2018 expenditures budget for GSFA of \$57,265,700 includes an increase of \$7,441,783 (14.9%) from the 2017 approved budget. Following is a summary of the key differences between the proposed 2018 and the 2017 approved budgets:

- Contract Support Services An increase of \$234,000 (9.8%) in current fees due to an increase in direct and indirect costs in providing services including the growing economic development initiatives.
- Contract Performance Fee A decrease of \$210,750 (-10.7%) based on housing program and energy program activity levels, based on a predetermined formula.
- Housing Gift Program An increase of \$7 million (17.5%) in program gifts due to increased program activity projections.
- Energy servicing An increase of \$550,000 includes payments to National Homebuyers Fund for energy/water conservation financing administration performed for GSFA.
- Legal Fees An increase of \$125,000 (100%) for anticipated costs associated with legal advice relative to housing and energy program structure.
- Consultants A decrease of \$160,000 (-41.6%) due primarily to fewer resources budgeted for economic development efforts.

Budgeted Net Revenue

The proposed budget for 2018 will result in net revenue over expenditures of \$1,969,300. The budgeted expenditures include a noncash item, the loan losses, of \$100,000. Therefore, the proposed 2018 budget is projected to generate positive cash flow of \$2,069,300.

Other Related Matters

Due to the volatility and pace of the programs and markets, request authority for the Executive Director to make necessary business decisions up to \$500,000 per decision outside of the approved operating budget. Also request the Executive Director be granted with the authority to proceed with necessary operating decisions due to changes in the market, economy or changing transactional requirements to avoid unnecessary delay and provide the necessary flexibility to effectively and timely implement and modify programs. Such expenditure and operational decisions are to

be made in consultation with the Deputy Director, the GSFA Chair and the GSFA Vice Chair and are to be reported back to the Board with subsequent ratification as necessary.

Recommendations

It is recommended that the GSFA Board of Directors approve the following recommendations.

- 1. Approve the attached proposed 2018 GSFA Operating Budget.
- 2. Grant the GSFA Executive Director the authority to make necessary business decisions and utilize up to \$500,000 per decision outside of the approved operating budget when necessary. Such decisions will be made in consultation with the GSFA Deputy Director, the GSFA Board Chair and Vice Chair and reported back to the GSFA Board at the next available Board meeting.
- 3. Grant the GSFA Executive Director the authority to proceed with necessary operating decisions due to changes in opportunities, the market, the economy or changing transactional requirements to provide necessary flexibility to effectively and timely implement programs. Such decisions to be made in consultation with the GSFA Deputy Director, GSFA Chair and GSFA Vice Chair with subsequent ratification by the Board of Directors as necessary.
- 4. Consider and approve the lump sum contract service fee to RCRC in the amount of \$2,633,000, and estimated performance fee in the amount of \$1,750,000. These amounts include a prorated amount of the salaries for RCRC personnel who provide services to the JPA through the contract for services with RCRC, including those of the RCRC President/CEO, Vice President and Chief Financial Officer.

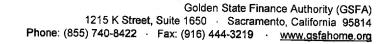
<u>Attachment</u>

2018 GSFA Operating Budget

Attachment A GOLDEN STATE FINANCE AUTHORITY FY 2018 BUDGET

For the Year Ended December 31, 2018

		2018	Π	2017	Change Inc	rease /
Income:		Budget		Budget	(Decrea	se)
Housing Program Revenue	\$	56,300,000	\$	51,055,000	\$	5,245,000
Energy Program Revenue		2,005,000		3,015,000		(1,010,000)
Grant Reimbursed Costs		250,000		300,000		(50,000)
Interest Income and Capital Gains/(Losses)		320,000	\vdash	307,000		13.000
Ongoing Issuer Fees		60,000		54,000		6,000
2nd Mortgage Interest		300,000		500,000		(200,000)
Total Income	\$	59,235,000	\$	EE 004 000		
	14	59,235,000	1 4	55,231,000	\$	4,004,000
Expenditures:		,				
Accounting & Auditing	\$	30,000	\$	31,500	\$	(4.500)
Bank Fees		1,000	<u> </u>	01,000	Ψ	(1,500)
Business Development and Expansion		100,000	 	100.000		1,000
CDLAC fees		100,000	\vdash	50.000		<u>-</u>
Custodian/Trustee		30,000	\vdash	50,000		(50,000)
Consultants		225,000	-	385,000		(20,000)
Contract Performance Fee		1,750,000				(160,000)
Dues, Fees & Subscriptions		5.000		1,960,750 30,000		(210,750)
Energy Servicing		850,000	_			(25,000)
Insurance		37,500		300,000	<u> </u>	550,000
Infrastructure Program		200,000		39,000		(1,500)
Legal Services		250,000	-	200,000		-
Loan Losses		100.000	 	125,000		125,000
Miscellaneous			 	150,000		(50,000)
Multi Family		3,000	 -	6,000		(3,000)
Gift Program (DPA)		5,000	<u> </u>	10,000		(5,000)
Rural Assistance Grants		47,000,000		40,000,000		7,000,000
Pipeline Services		1,000,000	<u> </u>	1,000,000		
DPA Program Management		180,000		200,000		(20,000)
Postage		2,500,000		2,500,000		
Printing and Duplication		3,000		2,000		1,000
Promotion and Marketing		1,000		1,000		
Rent		75,000	-	75,000		
	· · · · ·	132,200		104,667		27,533
Contract Support Services		2,633,000		2,399,000		234,000
Sponsorships		100,000		50,000		50,000
Board Member Travel and Reimbursements Travel		15,000		15,000		-
		40,000		40,000		-
Total Expenditures	\$	57,265,700	\$	49,823,917	\$	7,441,783
Net Revenues Over Expenditures	\$	1,969,300	\$	5,407,083	\$	(3,437,783)
Noncash Adjustments:						
Loan Losses	\$	100,000	\$	150,000	\$	(50,000)





To:

GSFA Board of Directors

From:

Craig Ferguson, Deputy Director

Lisa McCargar, Chief Financial Officer

Date:

November 28, 2017

Re:

GSFA 2018 Investment Policy Renewal - ACTION

Summary

The Investment Committee is responsible for overseeing the investment activity of GSFA and annually presents the Investment Policy to the Board for review and approval.

<u>Issue</u>

The Investment Policy was last revised and approved on December 7, 2016. The Investment Committee consisting of the GSFA Executive Director, Deputy Director, and Chief Financial Officer has reviewed and is submitting the policy for annual review as required.

The Investment Committee does not have any suggested revisions for 2018 other than applicable dates.

Recommendation

It is recommended that the GSFA Board of Directors review and approve the attached 2018 GSFA Investment Policy.

Attachment

2018 GSFA Investment Policy

Subject:	Class:		Number:
	ACCOUNTING		A – 03
INVESTMENT POLICY	() Complete Revision (x) Partial Revision	Supercedes: Policy dated 12/7/16	Page: 1 of 5
	() New	Approved:	Date: 12/6/17

INTRODUCTION

The investment policies and practices of Golden State Finance Authority (GSFA) are based upon state law and provide guidelines for the prudent investment of GSFA's reserve funds as well as temporarily idle cash. The primary goals of these policies are:

1. To safeguard the principal funds.

2. To provide sufficient liquidity to meet normal operating expenditures and expenditures beyond the ordinary budgeted expenses.

3. To generate investment income commensurate with the parameters of prudent risk management and consistent with the above policies.

Investments shall be made with judgment and care — under circumstances then prevailing — in the same manner that prudent investors, using discretion and intelligence, would exercise in the management of their own affairs when doing so for investment and not for speculation, and considering the probable safety of their capital as well as the probable income to be derived. The Investment Committee will use the "prudent investor" standard in managing GSFA's portfolio.

Investment Committee members acting in accordance with written procedures and the investment policy and exercising due diligence—shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and actions are taken to control adverse developments. Any deviations, once identified, should be documented and reviewed to determine whether replacing the security would be in the best interest of the organization.

OBJECTIVES

GSFA's investment policy shall be managed in a manner that emphasizes the preservation of capital. The long-term goal is to seek competitive returns while minimizing exposure to credit and market risk. The investment portfolio shall remain sufficiently liquid to meet anticipated cash requirements. GSFA's objective is to diversify its portfolio by investing funds among a variety of securities offering independent returns and financial institutions. This can be accomplished through diversity of instruments to include those with active secondary markets, maturities that match expected cash needs, and the Local Agency Investment Fund (LAIF) and CalTrust which includes diverse investment portfolios and immediate withdrawal provisions. The investment objective shall be to achieve a rate of return that is commensurate with safety and liquidity requirements of the organization. Management of the Investment portfolio will be directed by the objectives of Preservation of Capital – understanding that losses may occur on individual securities; Risk Aversion - understanding that risk is present in all types of investment; and Adherence to Investment Discipline, adhering to this policy.

The portfolio's target total return should meet or exceed all of the following over a full market cycle (at least 5 years):

- California's Local Agency Investment Fund (LAIF) rate for the same period.
- The 90 day Treasury Bill rate for the same period.

GOLDEN STATE FINANCE AUTHORITY Subject: Number: Class: **ACCOUNTING** A - 03Supercedes: Page: 2 of 5 **INVESTMENT POLICY** Policy dated 12/7/16 () Complete Revision (x) Partial Revision Approved: () New Date: 12/6/17

DELEGATION OF AUTHORITY

Authority to manage GSFA's investment program is derived from California Government Code Sections 53601 and 53607 and by annual actions of GSFA's Board of Directors (Board). The Board has delegated management responsibility for the investment program to the Investment Committee consisting of GSFA's Executive Director, Deputy Director, and Chief Financial Officer (CFO). The Investment Committee shall be responsible for all investment transactions undertaken.

RESPONSIBILITY OF THE INVESTMENT CONSULTANT(S)

In the event the Investment Committee determines to utilize an Investment Consultant, the Investment Consultant's role will be that of a non-discretionary advisor to the Investment Committee. Investment advice concerning the investment management of assets will be offered by the Investment Consultant, and will be consistent with the investment objectives, policies, guidelines and constraints as established in this statement.

LIQUIDITY

To minimize the possibility of a loss occasioned by the sale of a security forced by the need to meet a required payment, the Investment Committee will monitor expected net cash flow requirements.

To maintain the ability to deal with unplanned cash requirements that might arise, the Investment Committee will determine the portion of assets that shall be maintained in cash or cash equivalents, including money market funds or short-term U.S. Treasury bills.

MARKETABILITY OF ASSETS

The Investment Committee requires that all assets be invested in liquid securities, defined as securities that can be transacted quickly and efficiently, with minimal impact on market price.

AUTHORIZED AND SUITABLE INVESTMENTS

GSFA is empowered to invest in LAIF, CalTRUST and, as provided in Government Code (GC) Section 53601 and 53601.1 to invest in the following types of securities:

- Debt issued by GSFA or other public agencies
- Money market instruments within the limitations provided in GC Section 53601.1
- Debt and/or securities of affiliated companies when that debt or security meets the requirements of any of the securities listed in GC Section 53601.1

Subject:	Class:		Number:	
	ACCOUNTING		A - 03	
INVESTMENT POLICY	() Complete Revision (x) Partial Revision () New	Supersedes: Policy dated 12/7/16 Approved:	Page: 3 of 5 Date: 12/6/17	

Allowable Assets

1. Cash Equivalents

- Treasury Bills
- Money Market Funds
- Banker's Acceptances
- Repurchase Agreements
- Certificates of Deposit

2. Fixed Income Securities

- U.S. Government and Agency Securities
- Corporate Notes and Bonds
- Mortgage Backed Bonds/Securities

3. Mutual Funds

• Mutual Funds which invest in securities as allowed in this statement.

ASSET ALLOCATION

Sections 53601 and 53601.1 of the California Government Code provide legal authorization for investment of funds of local agencies. All investments of GSFA shall conform to the restrictions of those laws and shall be consistent with prudent and conservative investment standards.

- 1. The Investment Committee will determine the Aggregate Fund Asset Allocation (allocation) giving consideration to resources, operating needs and economic conditions. The Investment Committee will monitor the allocation and take steps to balance the allocation as appropriate.
- 2. Should an investment percentage-of-portfolio limitation be exceeded due to an incident such as fluctuation in portfolio size, the affected securities may be held to maturity to avoid losses. When no loss is indicated, the Investment Committee shall consider rebalancing the portfolio, basing the decision, in part, on the expected length of time the portfolio will be unbalanced.
- 3. In order to achieve a prudent level of portfolio diversification, the securities of any one company or government agency or particular industry should not be excessive as determined by the Investment Committee. The total allocation to treasury bonds and notes may represent up to 100% of the aggregate bond position

Subject:	Class:	Ti di	Number:
	ACCOUNTING		A – 03
INVESTMENT POLICY	() Complete Revision (x) Partial Revision	Supersedes: Policy dated 12/7/16 Approved:	Page: 4 of 5 Date: 12/6/17

ETHICS AND CONFLICTS OF INTEREST

Members of the Investment Committee shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions. Investment Committee members shall disclose annually any material financial interests in financial institutions that conduct business with GSFA and they shall further disclose any large personal financial/investment positions that could be related to the performance of GSFA. The annual disclosure on California Fair Political Practices Commission Form 700 will suffice to meet this requirement.

AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

The CFO will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness who are authorized to provide investment services in the State of California. These may include primary dealers or regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule). No public deposit shall be made except in a qualified public depository as established by State of California laws.

All financial institutions and broker/dealers who desire to be approved for providing investment services must provide the Investment Committee with the following:

- Audited financial statements
- Proof of National Association of Security Dealers certification
- Trading resolution
- Proof of State of California registration
- Certification of having read GSFA's investment policy and depository contracts

An annual review of the financial condition and registrations of approved security broker/dealers utilized by GSFA will be conducted by the Chief Financial Officer.

INVESTMENT PERFORMANCE REVIEW AND EVALUATION

The Investment Committee shall ensure that performance reports are compiled at least quarterly. The market value of the portfolio shall be calculated and an investment report shall be prepared at least quarterly for presentation to the GSFA Executive Committee. The report shall include the following:

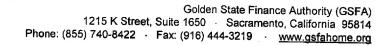
- Listing of individual investments held at the end of the reporting period, showing institution, selling institution, date of maturity, amount of deposit, and current market value
- Realized and unrealized gains or losses resulting from appreciation or depreciation
- Return on investment expressed as an annual percentage rate
- Average weighted yield to maturity of portfolio as compared to applicable benchmarks
- Statement of current allocation of investments

Subject:	Class:		Number:
	ACCOUN	TING	A – 03
INVESTMENT POLICY	() Complete Revision (x) Partial Revision	Supersedes: Policy dated 12/7/16	Page: 5 of 5
	() New	Approved:	Date: 12/6/17

The Investment performance of total portfolios, as well as asset class components, will be measured against commonly accepted performance benchmarks. Consideration shall be given to the extent to which the investment results are consistent with the investment objectives, goals, and guidelines as set forth in this statement. The Investment Committee intends to evaluate the portfolio(s) over at least a three year period.

INVESTMENT POLICY REVIEW

The investment policy shall be reviewed and approved annually by the Board of Directors in accordance with Government Code Section 53646. By adoption of this investment policy, the Board of Directors delegates investment authority to the Investment Committee (consisting of the Executive Director, Deputy Director and Chief Financial Officer) in accordance with Government Code Section 53607. Such investment authority shall include authority to invest or to reinvest funds of GSFA and to sell or exchange securities so purchased. All investments require the approval of at least two members of the Investment Committee.





To:

GSFA Board of Directors

From:

Greg Norton, Executive Director

Craig Ferguson, Deputy Director

Date:

November 28, 2017

Re:

GSFA Membership Status Update

Summary

At the January 20, 2016 GSFA Board meeting, the Board approved Resolution 16-01 fulfilling the Board's responsibilities of governance required in the Joint Exercise of Powers Agreement by documenting the process by which the Authority accepts associate members. Among other related items, the Resolution approved acceptance of the new Associate Members joining GSFA during 2016.

At the meeting, it was stated that updates will be provided at future GSFA Board of Directors meetings on the status of membership and associate membership as appropriate. Through November 28, 2017, GSFA has added 22 additional associate member cities.

The current list of GSFA members and associate members (attached) is provided for the Board of Directors' information. Currently, GSFA membership includes thirty-three regular member counties. Additionally, GSFA membership includes twenty-two associate member counties, two hundred twenty-five associate member cities and one associate member joint powers authority.

Attachment

GSFA Member and Associate Member List



Golden State Finance Authority (GSFA)
1215 K Street, Suite 1650 · Sacramento, California 95814
Phone: (855) 740-8422 · Fax: (916) 444-3219 · www.gsfahome.org

MEMBERS

Alpine County
Amador County
Butte County
Calaveras County
Colusa County
Del Norte County
El Dorado County
Glenn County
Humboldt County
Imperial County
Inyo County

Lake County
Lassen County
Madera County
Mariposa County
Mendocino County
Merced County
Modoc County
Mono County
Napa County
Nevada County
Placer County

Plumas County
San Benito County
Shasta County
Sierra County
Siskiyou County
Sutter County
Tehama County
Trinity County
Tuolumne County
Yolo County
Yuba County

ASSOCIATE MEMBERS

Alameda County
Contra Costa County
Fresno County
Kern County
Kings County
Marin County
Monterey County
Orange County

Riverside County
Sacramento County
San Bernardino County
San Diego County
San Francisco County
San Joaquin County
San Luis Obispo County
San Mateo County

Santa Cruz County Solano County Sonoma County Stanislaus County Tulare County Ventura County

ASSOCIATE MEMBER JOINT POWERS AUTHORITY (JPA)

Independent Cities Finance Authority (ICFA)

ASSOCIATE MEMBER CITIES

Adelanto (San Bernardino County)
Aliso Viejo (Orange County)
Alturas (Modoc County)
American Canyon (Napa County)
Anaheim (Orange County)
Angels Camp (Calaveras County)
Antioch (Contra Costa County)
Arcata (Humboldt County)
Atwater (Merced County)
Avenal (Kings County)

Azusa (Los Angeles County)
Bakersfield (Kern County)
Baldwin Park (Los Angeles County)
Beaumont (Riverside County)
Bell (Los Angeles County)
Bellflower (Los Angeles County)
Belmont (San Mateo County)
Belvedere (Marin County)
Benicia (Solano County)
Berkeley (Alameda County)



ASSOCIATE MEMBER CITIES (continued)

Blue Lake (Humboldt County) Blythe (Riverside County)

Brea (Orange County)

Brentwood (Contra Costa County)

Buena Park (Orange County)

Burlingame (San Mateo County)

Calabasas (Los Angeles County)

Camarillo (Ventura County)

Campbell (Santa Clara County)

Carlsbad (San Diego County)

Carson (Los Angeles County)

Cathedral City (Riverside County)

Ceres (Stanislaus County)

Chico (Butte County)

Chino (San Bernardino County)

Chula Vista (San Diego County)

Citrus Heights (Sacramento County)

Claremont (Los Angeles County)

Clovis (Fresno County)

Coachella (Riverside County)

Coalinga (Fresno County)

Colton (San Bernardino County)

Compton (Los Angeles County)

Concord (Contra Costa County)

Corcoran (Kings County)

Corning (Tehama County)

Corona (Riverside County)

Costa Mesa (Orange County) Crescent City (Del Norte County)

Cupertino (Santa Clara County)

Danville (Contra Costa County)

Del Mar (San Diego County)

Dinuba (Tulare County)

Dixon (Solano County)

Duarte (Los Angeles County)

Dunsmuir (Siskiyou County)

El Cajon (San Diego County)

El Monte (Los Angeles County)

El Segundo (Los Angeles County)

Elk Grove (Sacramento County)

Encinitas (San Diego County)

Escondido (San Diego County)

Eureka (Humboldt County)

Fairfax (Marin County)

Fairfield (Solano County)

Farmersville (Tulare County)

Ferndale (Humboldt County)

Firebaugh (Fresno County)

Fontana (San Bernardino County)

Fort Bragg (Mendocino County)

Fortuna (Humboldt County)

Foster City (San Mateo County)

Fountain Valley (Orange County)

Fremont (Alameda County)

Fresno (Fresno County)

Galt (Sacramento County)

Garden Grove (Orange County)

Gardena (Los Angeles County)

Gilroy (Santa Clara County)

Glendale (Los Angeles County)

Glendora (Los Angeles County)

Grover Beach (San Luis Obispo County)

Gustine (Merced County)

Hanford (Kings County)

Hawthorne (Los Angeles County)

Hayward (Alameda County)

Hesperia (San Bernardino County)

Highland (San Bernardino County)

Huntington Beach (Orange County)

Huntington Park (Los Angeles County)

Huron (Fresno County)

Imperial Beach (San Diego County)

Indian Wells (Riverside County)

Indio (Riverside County)

Inglewood (Los Angeles County)

Ione (Amador County)

Irwindale (Los Angeles County)

Jackson (Amador County)

Kingsburg (Fresno County)

La Habra (Orange County)

La Mesa (San Diego County)

La Mirada (Los Angeles County)

La Puente (Los Angeles County)

La Quinta (Riverside County)

Lafayette (Contra Costa County)

Laguna Beach (Orange County)

Lake Forest (Orange County)

Lakewood (Los Angeles County)

Lancaster (Los Angeles County)

Larkspur (Marin County)

Lemon Grove (San Diego County)

Lemoore (Kings County)

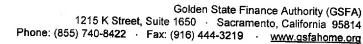
Lomita (Los Angeles County)

Long Beach (Los Angeles County) Los Angeles (Los Angeles County)

Lynwood (Los Angeles County)

Madera (Madera County)

Malibu (Los Angeles County)





ASSOCIATE MEMBER CITIES (continued)

Manteca (San Joaquin County)

Martinez (Contra Costa County)

Mill Valley (Marin County)

Mission Viejo (Orange County)

Montclair (San Bernardino County)

Moorpark (Ventura County)

Moreno Valley (Riverside County)

Morgan Hill (Santa Clara County)

Morro Bay (San Luis Obispo County)

Mount Shasta (Siskiyou County)

Napa (Napa County)

National City (San Diego County)

Nevada (Nevada County)

Newark (Alameda County)

Newport Beach (Orange County)

Novato (Marin County)

Oakland (Alameda County)

Oakley (Contra Costa County)

Oceanside (San Diego County)

Orland (Glenn County)

Oroville (Butte)

Oxnard (Ventura County)

Pacifica (San Mateo County)

Palm Desert (Riverside County)

Palm Springs (Riverside County)

Palmdale (Los Angeles County)

Paradise (Butte County)

Paramount (Los Angeles County)

Petaluma (Sonoma County)

Pinole (Contra Costa County)

Placerville (El Dorado County)

Pleasant Hill (Contra Costa County)

Point Arena (Mendocino County)

Porterville (Tulare County)

Poway (San Diego County)

Rancho Cordova (Sacramento County)

Rancho Cucamonga (San Bernardino County)

Rancho Mirage (Riverside County)

Redding (Shasta County)

Redondo Beach (Los Angeles County)

Redwood City (San Mateo County)

Reedley (Fresno County)

Rialto (San Bernardino County)

Richmond (Contra Costa County)

Rio Dell (Humboldt County)

Riverbank (Stanislaus County)

Riverside (Riverside County)

Rolling Hills Estates (Los Angeles County)

Sacramento (Sacramento County)

Salinas (Monterey County)

San Anselmo (Marin County)

San Bernardino (San Bernardino County)

San Diego (San Diego County)

San Fernando (Los Angeles County)

San Francisco (San Francisco County)

San Jacinto (Riverside County)

San Jose (Santa Clara County)

San Leandro (Alameda County)

San Luis Obispo (San Luis Obispo County)

San Marino (Los Angeles County)

San Mateo (San Mateo County)

San Rafael (Marin County)

San Ramon (Contra Costa County)

Sanger (Fresno County)

Santa Ana (Orange County)

Santa Clara (Santa Clara County)

Santa Cruz (Santa Cruz County)

Santa Fe Springs (Los Angeles County)

Santa Monica (Los Angeles County)

Santee (San Diego County)

Sausalito (Marin County)

Seaside (Monterey County)

Sebastopol (Sonoma County)

Selma (Fresno County)

Shasta Lake (Shasta County)

Solana Beach (San Diego County)

South San Francisco (San Mateo County)

Stanton (Orange County)

Stockton (San Joaquin County)

Suisun City (Solano County)

Taft (Kern County)

Tehama (Tehama County)

Thousand Oaks (Ventura County)

Tiburon (Marin County)

Torrance (Los Angeles County)

Tracy (San Joaquin County)

Trinidad (Humboldt County)

Tustin (Orange County)

Twentynine Palms (San Bernardino County)

Ukiah (Mendocino County)

Union City (Alameda County)

Upland (San Bernardino County)

Vacaville (Solano County)

Vallejo (Solano County)

Ventura (Ventura County)

Vista (San Diego County)

Walnut (Los Angeles County)

Walnut Creek (Contra Costa County)

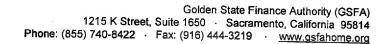


Golden State Finance Authority (GSFA)
1215 K Street, Suite 1650 Sacramento, California 95814
Phone: (855) 740-8422 Fax: (916) 444-3219 www.gsfahome.org

ASSOCIATE MEMBER CITIES (continued)

Waterford (Stanislaus County)
Watsonville (Santa Cruz County)
Weed (Siskiyou County)
West Hollywood (Los Angeles County)
Westminster (Orange County)

Williams (Colusa County)
Willits (Mendocino County)
Willows (Glenn County)
Yreka (Siskiyou County)





To:

GSFA Board of Directors

From:

Greg Norton, Executive Director

Craig Ferguson, Deputy Director

Date:

November 28, 2017

Re:

GSFA Resolution 17-10: Disaster Relief Assistance - ACTION

<u>Summary</u>

In October, multiple fires raged throughout the state of California. Thousands of acres and structures were burned, including thousands of residences. The fires impacted GSFA counties of Butte, Calaveras, Lake, Mendocino, Napa, Nevada, Trinity and Yuba. These counties received both a state and federal emergency declaration with the exception of Trinity and Calaveras.

Issue

The GSFA 2017 budget included \$1,000,000, in disaster assistance to be utilized at the Board's direction. Earlier in 2017, the Board approved a \$163,000 allocation for the Mariposa Detwiler Fire. In addition, during 2016, GSFA provided two disaster assistance grants to Lake County for the Valley fire. Of the \$350,000 and \$700,000 granted in 2016, \$71,129 and \$525,000 remains unspent.

GSFA is proposing two methods of allocation:

Lake County:

Lake County has unspent funds from 2016. The unspent funds expire, as follows: \$71,129 on December 17, 2017 and \$525,000 on December 21, 2018. The GSFA/Lake County agreements call for unspent funds to be returned to GSFA if not distributed by the expiration date. Lake County has requested that they be allowed to utilize a portion of the unspent funds for disaster assistance related to the October 2017 fires. An additional 137 residences were destroyed as a result of the Sulphur Fire. GSFA recommends that Lake County be permitted to utilize up to \$100,000 of the unspent \$525,000 funds due to expire on December 21, 2018, for Sulphur Fire disaster assistance. If approved, an amended agreement will be prepared. GSFA also recommends that remaining unspent funds due to expire on December 17, 2017 be returned to GSFA and allocated on a pro-rata basis as outlined below to the five counties: Butte, Mendocino, Napa, Nevada and Yuba.

Butte, Mendocino, Napa, Nevada and Yuba:

GSFA is proposing to allocate the remaining \$837,000 of the budgeted 2017 \$1,000,000 in disaster funding to the remaining counties impacted by the 2017 fires with both federal and state emergency declarations. GSFA is proposing that the remaining funds be allocated on a pro-rata basis, by county, based on the number of residences destroyed. The funds may be utilized for assistance to county residents displaced by the fire due to destroyed or damaged residences located within the State and Federal declared disaster area or those that suffered loss of income or similar financial loss that impairs the residents' ability to obtain or maintain housing as a direct result of the aforementioned fire. The funds allocated to each county shall provide up to \$2,500 to affected households displaced (not to exceed \$2,500 per household) and include up to 3% administration costs. Number of residences destroyed has been estimated as shown in the table below and will be verified prior to the distribution of funds. The estimated allocation, by county, is proposed as follows:

COUNTY	RESIDENCES DESTROYED	FUNDING ALLOCATION
Butte	116	\$ 77,550
Mendocino	350	\$ 233,986
Napa	569	\$ 380,394
Nevada	30	\$ 20,056
Yuba	187	\$ 125,015
Totals	1,252	\$ 837,000

Resolutions:

Due to the varying resources within each county, a draft/template agreement has been attached. GSFA is proposing that the Board grant GSFA the authority to modify the agreement as it deems necessary to effect the distribution of funds. The agreement may be modified in terms of who will receive the funds; the county itself or an independent foundation/other not for profit that is able to administer distribution of funds.

Recommendation

It is recommended that the GSFA Board of Directors review and approve GSFA Resolution 17-10: Disaster Relief Assistance.

Attachment

GSFA Resolution 17-10: Disaster Relief Assistance

GSFA RESOLUTION NO. 17-10

RESOLUTION OF THE BOARD OF DIRECTORS OF THE GOLDEN STATE FINANCE AUTHORITY APPROVING EMERGENCY DISASTER ASSISTANCE FOR RESIDENTS OF THE COUNTIES OF BUTTE, MENDOCINO, NAPA, NEVADA, YUBA, AND LAKE AFFECTED BY THE CATASTROPHIC 2017 FIRES, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AGREEMENTS RELATING THERETO

WHEREAS, the Golden State Finance Authority ("GSFA") is a joint powers authority comprised of member and associate member counties and cities, which provides affordable housing and energy efficiency programs; and

WHEREAS, extremely dry conditions continue to exist in many parts of California; and

WHEREAS, devastating fires during 2017 have resulted in multiple residents being left homeless in the Counties of Butte, Mendocino, Napa, Nevada, Yuba, and Lake; and

WHEREAS, the State of California and/or the United States Government have declared each of the fire-stricken areas to be a disaster area; and

WHEREAS, GSFA desires to provide assistance to those individuals and families who have lost their primary residence for an extended period of time or have otherwise experienced financial loss that impairs their ability to maintain housing in the State and Federally declared disaster area;

NOW THEREFORE, BE IT RESOLVED, as follows:

- I. GSFA hereby allocates a total amount of Eight Hundred and Thirty Seven Thousand Dollars (\$837,000) of unrestricted funds to be used for emergency disaster assistance to assist residents in in the Counties of Butte, Mendocino, Napa, Nevada, and Yuba who meet either of the following criteria:
 - 1. Displaced by the fire due to destroyed or damaged residences located within the State and Federal declared disaster area:
 - The destroyed or damaged residence must have been primary residence of the beneficiaries immediately prior to the disaster (owner-occupied or rental);
 - O The damage has not permitted occupant(s) to return to the residence for at least 30 days;

Or

2. Suffered loss of income or similar financial loss that impairs their ability to obtain or maintain housing as a direct result of the aforementioned fire.

The above funding shall be allocated to assist residents of the affected counties based on residences destroyed in each county in proportion to the number of residences destroyed, as determined by the Executive Director in consultation with the affected counties. An example of such calculation is as follows:

COUNTY	RESIDENCES DESTROYED	FUNDING ALLOCATION
Butte	116	\$ 77,550
Mendocino	350	\$ 233,986
Napa	569	\$ 380,394
Nevada	30	\$ 20,056
Yuba	187	\$ 125,015
Totals	1,252	\$ 837,000

Each funding allocation shall be provided directly to a county entity or tax-exempt nonprofit corporation, as determined by the Executive Director, within the respective counties for assistance for the costs of providing temporary housing and/or shelter and/or with efforts to obtain permanent residence to individuals and families that have been displaced due to the loss of their residence from the fires.

- II. In addition to the funds provided under Paragraph I, any funds returned to GSFA under that certain Agreement for Residence Emergency Disaster between the Golden State Finance Authority and the County of Lake, dated February 5, 2016 and amended December 15, 2016, shall be allocated to assist residents in the Counties of Butte, Mendocino, Napa, Nevada, and Yuba in the same proportions as the funds provided under Paragraph I. Such funds shall be used to assist residents of the affected counties in the same manner, and subject to the same restrictions, as funds provided under Paragraph I.
- III. The County of Lake is hereby authorized to use \$100,000 of the funding provided under Section 3 of Amended Resolution No. 15-09, approved by the Golden State Finance Authority Board of Directors on September 30, 2016, to assist residents of Lake County affected by the 2017 fires. Such funds shall be used to assist residents of Lake County in the same manner, and subject to the same restrictions, as funds provided under Paragraph I. Except as expressly provided in this section, Amended Resolution No. 15-09 shall remain in full force and effect.
- IV. The Executive Director is hereby authorized to enter into an Agreement or Amendment in substantially the form set forth in Attachment "A" hereto with a county entity or tax-exempt nonprofit corporation in each of the above counties to effectuate the purposes of this Resolution.

day of December 2017, by the following	vote:
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	Golden State Finance Authority
	Chair of the Board
I certify that the foregoing resolution is a approved by the governing board of the C Sacramento, California.	true and accurate copy of GSFA Resolution No. 17-10, Golden State Finance Authority on December 6, 2017 in
Date: December 6, 2017	Assistant Secretary

ATTACHMENT "A"

Golden State Finance Authority (GSFA) Agreement for Residence Emergency Disaster Assistance

This Agreement ("Agreement") is entered into this day of, 2017, by and between the Golden State Finance Authority, a joint powers authority, ("GSFA") and [NAME OF COUNTY ENTITY OR NONPROFIT].	
I. Purpose	
GSFA is a local joint powers authority serving thirty-five rural county members California and various additional associate county and city members. GSFA provides housing down payment assistance, energy efficiency, and oth financing programs. The recent catastrophic fires in 2017 caused a loss of housing and residents' incomin GSFA member counties, which have been declared both a State and Federal fidisaster area. [NAME] County is a member of GSFA. Due to the number of homes and residents' income lost as a result of the aforementioned fire, GSFA is providing grant funding for the purpose of assistin GSFA member county residents who have lost their homes or have experience financial loss that impairs their ability to maintain housing in the State and federal declared disaster area. GSFA is providing \$ ("Grant Funds") to [NAME OF COUNTY ENTITY COUNTY ENTITY COUNTY INTITY COUNT	her me fire the ing ced ally
II. Payments and Terms:	
SSFA will provide a total of	set be nt.
GSFA, Accounting	

Sacramento, CA 95814

III. Contacts:

[NAME OF COUNTY ENTITY OR NONPROFIT] hereby designates the primary contact person responsible for compliance with this Agreement is:

Name of Primary Contact Person:	
Street Address:	
City/State/Zip Code:	
Phone Number:	
Email Address:	

The primary contact person for GSFA is:

Mary Pitto 1215 K Street, Suite 1650 Sacramento, CA 95814 (916) 447-4806 mpitto@rcrcnet.org

IV. Expenditures:

- [NAME OF COUNTY ENTITY OR NONPROFIT] shall ensure that the Grant Funds are used to further efforts to provide safe and sanitary stable housing to individuals and/or families resident in [NAME] County meeting either of the following criteria:
 - 1. Displaced by the fire due to destroyed or damaged residences located within the State and Federal declared disaster area:
 - The destroyed or damaged residence must have been primary residence of the beneficiaries immediately prior to the disaster (owner-occupied or rental);
 - The damage has not permitted occupant(s) to return to the residence for at least 30 days;

Or

- 2. Suffered loss of income or similar financial loss that impairs their ability to obtain or maintain housing as a direct result of the aforementioned fire.
- Assistance to an individual household will be limited to a maximum amount of twentyfive hundred dollars (\$2,500).

- Interim rental assistance may include housing costs, such as assistance with utility bills or home utility reconstruction repairs.
- The Grant Funds may not be used for activities unrelated to providing safe and sanitary housing for persons and/or families meeting the above criteria.
- [NAME OF COUNTY ENTITY OR NONPROFIT] shall use no more than three percent (3%) of the allocated grant funds for administrative purposes.
- The Grant Funds are to be used to supplement and not supplant funds received from the Federal Emergency Management Agency and/or the State Office of Emergency Services.

V. Audit, Accounting, and Records Retention:

Party Responsible for Implementation. [NAME OF COUNTY ENTITY OR NONPROFIT] is responsible and accountable for ensuring that the Grant Funds are used for the purposes stated in this Agreement and that proper internal supporting documentation is maintained to provide clear separate tracking of the Grant Funds in accordance with Generally Accepted Accounting Principles. The Grant Funds are subject to audit by GSFA-designated representative(s). Supporting documentation shall be retained by [NAME OF COUNTY ENTITY OR NONPROFIT] in a single file to facilitate review and retention. GSFA representative(s) shall have the right to review and copy any records and supporting documentation pertaining to the use of the GSFA funds and shall have the right to interview staff relevant to the audit/review. [NAME OF COUNTY ENTITY OR NONPROFIT] shall retain all records for three (3) years after the end term date.

Reporting: Within 45 days of the end term date, [NAME OF COUNTY ENTITY OR NONPROFIT] shall provide GSFA with a general report regarding the use of the Grant Funds and the assistance provided. A detailed accounting of the use of the funds is not required as a part of this report, but shall provide additional supporting documentation upon request by GSFA.

Indemnity:

[NAME OF COUNTY ENTITY OR NONPROFIT] agrees to indemnify, defend and save harmless GSFA and its officers, agents, and employees from any and all claims and/or losses accruing or resulting from the performance of any work performed or services provided through the use of the GSFA funds.

Compliance:

[NAME OF COUNTY ENTITY OR NONPROFIT] agrees to comply fully with all applicable federal, state, and local laws, ordinances, regulations, and permits and with the terms provided regarding the use of the grant funds.

VI. TERMINATION

GSFA may terminate this Agreement by giving sixty (60) days written notice for violation of any provision of this Agreement where such violation is not cured within sixty (60) days after written notice by GSFA or, where such violation cannot reasonably be cured within sixty (60) days, [NAME OF COUNTY ENTITY OR NONPROFIT] fails to promptly begin such cure and thereafter bring it to completion in a reasonably expeditious fashion.

	- 2	
Name:	Date	
Γitle:		
GOLDEN STATE FINANCE AUTHORITY		
		a
Ву:		
Greg Norton,	Date	
Executive Director	2	

INAME OF COUNTY ENTITY OR NONPROFITI

DELEGATE EXPENSE CLAIM