



CCAHA Fall Conference ~ November 3-4, 2022
The Wyndham San Diego Bayside Hotel, San
Diego

FINAL PROGRAM

**OVERCOMING THE SHORTFALL AND COST OF
AFFORDABLE AND MIDDLE INCOME HOUSING –
NEW IDEAS FOR INCREASING PRODUCTION GOING FORWARD**

THURSDAY

4:00 p.m. – 5:30 p.m. Board Meeting

(To be held in the Embarcadero Room)

5:30 p.m. – 7:30 p.m. Non-hosted cocktail party with Hors d' oeuvres with
Special Guest The Honorable California State Treasurer, Fiona Ma

(To be held in the Harborside)

FRIDAY

8:00 a.m. – 9:00 a.m. Registration & Continental Breakfast – Welcome &
Introductions

(To be held in the Pacific AB)

9:00 a.m. Welcome and Opening Remarks - The Honorable Fiona Ma,
California State Treasurer.

9:15 a.m. David Gasson, Principal, MG Housing Strategies, LLC Update on Build
Back Better, Affordable Housing Improvement Act and Sen. Wyden's proposed middle
income tax credit program. Nov. 8 general election crystal ball smoky indicators as to
control of Senate and House and what to expect of Congress for the balance of 2022
and into 2023?? Hope springs eternal or not???

10:00 a.m. DC Navarrette, CDLAC Manager – Update on CTCAC and CDLAC
awards of 9% and 4% Bonds and anticipated revisions to regulations in 2023.

11:00 a.m. Panel on Middle Income Housing - Lots of chatter about the forgotten middle income housing need and utilizing JPAs and 501©(3) bonds to finance these deals. How does this work and what are the impediments to overcome???

MODERATOR: Moe Mohanna , Pres., Highridge Costa Dev. Co.

Panelists:

Geoff Brown, Pres., USA Properties
Ben Barker, Financial Advisor, CSCDA
Caleb Roope, Pres, Pacific Companies
Justin Cooper, Orrick Harrington
Alan Jaffe, Jefferies Investments

12:00 p.m. Luncheon with Assemblyman Chris Ward, Member of Assembly Housing and Community Development Committee, Keynote Speaker

(To be held in the Harborside)

1:30 p.m. Developer Panel on possible revisions to CTCAC, CDLAC and HCD regulations to increase production of affordable housing. CARB now mandates that all tax credit projects install solar on all projects beginning in 2023. Does that pencil out financially?? HCD currently prohibits any refinancing to prepay older HCD loans, payment of deferred dev. fees and GP loans even though such HCD projects would remain rent restricted and are deemed financially viable. Is this reasonable or just damn punitive and needs to be corrected by the legislature?? Does doing a deal with HCD mean that you can check into the Hotel HCD at any time but can never leave?? Can we devote 50% of the units to homeless and VLI tenants without Sec. 8 PBVs as currently proposed by CDLAC?? And, what is the future of factory built modular units?

Recent BOE hearings relative to whether property tax exemption for affordable housing should be limited? What is going on and why this debate??

MODERATOR: Patrick Sabelhaus, Executive Director, CCAH

Panelists:

Moe Mohanna, President, Highridge Costa Dev. Co.
Darren Bobrowsky, V.P-Dir. of Finance, USA Properties
Kyle Paine – President, Comm. Dev. Partners
Kelly Boyer, President, Rose Capital
Graham Esply Jones, President, Western Community Housing, Inc.
Caleb Roope, CEO, Pacific Companies

2:30 p.m. State Legislative update, General election countdown relative to Senate and Assembly races, statewide offices, Ballot Measures and recap of FY 2022-2023 affordable housing legislation and state budget items for affordable housing.

Panelists: Tami Miller and Melissa Hyzdu– Political Solutions.

3:00 p.m. Brent Parker, Partner, Novogradac and Company - Presentation on new solar energy tax credit per Inflation Reduction Act. Does this really work financially or is the developer out of pocket to make this happen? Here is one example of hypothetical solar tax credit deal for your consideration and questions.

3:30 p.m. Lender Panel – Are our tax credit and bond programs about to implode given spiking interest rates, labor shortages and shortfall of building materials??? How can lenders assist to overcome these problems and keep projects on track??? 40 year amortization as opposed to 30-35 year amortization??? Interest only payments for first 5 years??? What should CTCAC/CDLAC do to alleviate this potential disaster?? Agnus dei, qui tollis peccata mundi, dona nobis pachem.

MODERATOR: Steve Stain, Sabelhaus and Strain, LLP

Panelists:

Sheena Kho, Credit Officer, CalHFA Multifamily Housing Div.

Rob Hall, Ex. Dir., Bonneville Multifamily Capital

Eri Kameyama, Community Lending, Chase

Guy Spieler, V.P., Churchill Statewide Group

Mike Hemmens, Managing Dir., Citi Community Capital

Dwayne George, EVP, Merchants Bank

4:15 p.m. Equity Panel on solar and LIHTC tax credit pricing for 4% and 9% projects. What should we anticipate in the coming months and 2023? What about Income Averaging and IRS complicated rules? And, are mixed income deals with some rents at 81% to 120% AMI really off the table? What about Sen. Wyden's middle income tax credit program? What steps will you (investors/lenders) take to assure adequate funds at reasonable prices are generated to absorb the increase in federal and state credit?? What about pricing for the expanded SOLAR tax credit programs???

MODERATOR: Patrick Sabelhaus, Sabelhaus and Strain, LLP

Panelists:

Jessica Captanis, VP, Originations, WNC

Cory Bannister, VP, R4 Capital

Roy Faerber, Senior VP, Boston Financial Investment
Management, LP

Richard Shea, Senior Vice President, Acquisitions,
CREA, LLC

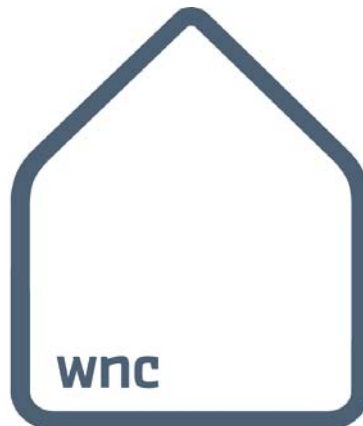
Michael Gaber, SVP of Acquisitions, PNC Bank.

5:00 p.m. – 7:00 p.m. *Cocktail Party*

(To be held in Harborside Terrace)

END OF CONFERENCE

2022 GOLD PATRONS



2022 SILVER PATRONS



PGIM REAL ESTATE



KVG

Kinetic Valuation Group



Alliant
CAPITAL

KeyBank 
Opens Doors.SM

2022 BRONZE PATRONS

