



Board of Directors Meeting

**Friday
September 22, 2023
9:00 A.M.**

**The Portola Hotel and Spa at Monterey Bay
Two Portola Plaza
Monterey, CA 93940**

**Golden State Finance Authority (GSFA)
Board of Directors Meeting
September 22, 2023 – 9:00 a.m.
The Portola Hotel and Spa at Monterey Bay
Two Portola Plaza
Monterey, CA 93940**

**Additional Teleconference Locations are Listed on the
Last Page of this Agenda**

(All Teleconference Locations are Accessible to the Public)

This meeting will also be livestreamed for public access. Members of the public can watch or listen to the meeting using one of the following methods:

1. Join the Zoom meeting application on your computer, tablet or smartphone:
Go to: <https://rcrcnet.zoom.us/j/81951077253>
Enter Password: 821109

2. Call-in and listen to the meeting:
Dial +1 (669) 444-9171
Enter meeting ID: 819 5107 7253
Enter password: 821109

PUBLIC COMMENT USING ZOOM: Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, will be able to provide live public comment at specific points throughout the meeting.

EMAIL PUBLIC COMMENT: One may also email public comment to mchui@rcrcnet.org before or during the meeting. All emailed public comments will be forwarded to all GSFA Board of Directors members.

AGENDA

1. Call to Order and Determination of Quorum

*Chair, Supervisor Daron McDaniel, Merced County
Vice Chair, Robert Poythress, Madera County*

2. Public Comment

At this time any member of the public may address the Board. Speakers are asked to state their name for the record but are not required to do so. Comments are usually limited to no more than 3 minutes per speaker.

3. Consent Agenda – ACTION

- a. July 12, 2023 Board of Directors Meeting Minutes**
- b. Golden State Natural Resources, Inc. (GSNR) Update**
Patrick Blacklock, Executive Director

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4. GSFA Chair’s Report

Chair, Supervisor Daron McDaniel, Merced County

5. GSFA Overview

Craig Ferguson, Deputy Director

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6. 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 participate in a public meeting, please call (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 during the public comment period. To facilitate public comment, please let staff know if you would like to speak on an agenda item. The agenda for this meeting of the Executive Committee of Golden State Finance Authority was duly posted at its offices, 1215 K Street, Suite 1650, Sacramento, California, at least 72 hours prior to the meeting.

Any written materials related to an open session item on this agenda that are submitted less than 24 hours prior to the meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at GSFA's principal office, 1215 K Street, Suite 1650, Sacramento, CA 95814, (916) 447-4806, during normal business hours, and on the GSFA website, <http://www.gsfahome.org/admin/notices.shtml>

Additional Teleconference Location(s)

Siskiyou County Board of Supervisors Chambers 311 Fourth Street Yreka, CA 96097	212 South Main Street, Suite 206 Templeton, CA 93465
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**Golden State Finance Authority (GSFA)
Board of Directors Meeting
Wednesday, July 12, 2023 – 9:00 a.m.
1215 K Street, Suite 1650
Sacramento, CA 95814**

MINUTES

Call to Order and Determination of Quorum

Chair, Supervisor Daron McDaniel, Merced County, presided. Present were Executive Director Patrick Blacklock, General Counsel Arthur J. Wylene, and RCRC Director of Board Operations Maggie Chui, clerk. Chair McDaniel called the meeting to order at 1:30 p.m. A quorum was determined at that time. Those members present:

Supervisor

David Griffith
Doug Teeter
Jack Garamendi
Daurice Smith
Darrin Short
Lori Parlin
Rex Bohn
Matt Kingsley*
Rusty Robinson
Aaron Albaugh
Robert Poythress
Miles Menetrey
Daron McDaniel
Geri Byrne
Rhonda Duggan
Anne Cottrell
Sue Hoek
Jim Holmes
Angela Curro
Bob Nelson
Tim Garman
Lee Adams
Michael Kobseff
Bill Moule
Jill Cox
Dennis Townsend
Kathleen Haff
Gary Bradford

County

Alpine
Butte
Calaveras
Colusa
Del Norte
El Dorado
Humboldt
Inyo
Kings
Lassen
Madera
Mariposa
Merced
Modoc
Mono
Napa
Nevada
Placer
San Benito
Santa Barbara
Shasta
Sierra
Siskiyou
Tehama
Trinity
Tulare
Tuolumne
Yuba

Absent

Brian Oneto
Thomas Arnold

Amador
Glenn

Michael Kelley	Imperial
EJ Crandell	Lake
Glenn McGourty	Mendocino
Chris Lopez	Monterey
Kevin Goss	Plumas
John Peschong	San Luis Obispo
Mitch Mashburn	Solano
James Gore	Sonoma
Mat Conant	Sutter
Angel Barajas	Yolo

*Attendance via Zoom

Public Comment

None

Consent Agenda

- a. May 12, 2023, Board of Directors Meeting Minutes**
- b. Proposed 2023 GSFA Revised Operating Budget**

Chair, Supervisor Daron McDaniel, Merced County, called for approval of the above-listed consent agenda items.

Supervisor Michael Kobseff, Siskiyou County, motioned to approve the consent agenda items. Supervisor Darrin Short, Del Norte County, seconded the motion. Motion passed with all Supervisors present voting “Aye,” except:

Not Voting: Calaveras County

GSFA Chair’s Report

Chair, Supervisor Daron McDaniel, Merced County, welcomed supervisors to the July GSFA Board of Directors meeting. Supervisor McDaniel praised the success of GSFA “Assist-to-Own” program in Merced County, which provides down payment assistance to individuals who are employed by GSFA Member Counties.

Golden State Natural Resources, Inc. Financial Strategy

- a. Approval of a Dual-Pathway Financial Strategy for the GSNR Project.**
- b. GSFA Resolution 23-12: Increasing the Maximum Amount of the Previously Approved Loan to Golden State Natural Resources, Inc. by \$1,750,000.**

Patrick Blacklock, Executive Director, provided an update and presented on the financial strategy for the Golden State Natural Resources, Inc. (GSNR) project. Following GSNR President and CEO Greg Norton’s announcement of full-time retirement in May 2023, staff has worked on a transition and longer-term strategy for supporting GSNR. GSNR Vice President Kevin Cann will retire from GSNR effective July 14, 2023.

Mr. Blacklock provided an overview of the dual-pathway financial strategy for the GSNR project, and the proposed GSFA Resolution 23-12, which would increase the maximum amount of the GSNR loan by \$1.75 million in accordance with the strategy.

Recommendation

It was recommended that the GSFA Board of Directors approve the dual-pathway financial strategy for the GSNR project, and further approve the proposed Resolution increasing the maximum amount of the GSNR loan by \$1.75 million in accordance with that strategy.

Supervisor Matt Kingsley, Inyo County, motioned to above-mentioned recommendation. Supervisor David Griffith, Alpine County, seconded the motion. Motion passed with all Supervisors present voting “Aye.”

GSFA Resolution 23-13: Authorizing Participation in the California Department of Housing and Community Development Homebuyer Assistance Program

Craig Ferguson, Deputy Director, and Arthur J. Wylene, General Counsel, presented on GSFA Resolution 23-13, which conditionally approves GSFA’s participation in the California Department of Housing and Community Development Homebuyer Assistance Program.

Mr. Ferguson reminded the GSFA Board of Directors of the previous agenda item at the May GSFA Board of Directors meeting that was removed from consideration.

Recommendation

It was recommended that the GSFA Board of Directors conditionally approve the proposed Resolution Authorizing Participation in the California Department of Housing and Community Development Homebuyer Assistance Program, and direct the Chair to sign the Resolution upon determination by the Executive Director that GSFA is prepared to proceed with the program and specification of the program’s “not to exceed” amount.

Supervisor Bob Nelson, Santa Barbara County, motioned to above-mentioned recommendation. Supervisor Michael Kobseff, Siskiyou County, seconded the motion. Motion passed with all Supervisors present voting “Aye,” except:

Not Voting: Lassen County

Business Development and Program Updates

Craig Ferguson provided an update on the current GSFA programs, including GSFA’s down payment assistance programs, energy programs, and the success of GSFA’s “Assist-to-Own” program. Mr. Ferguson also provided a brief update on the Self-Generation Incentive Program.

Economic Development Update

Barbara Hayes, RCRC Chief Economic Development Officer, provided an update on recent economic development initiatives, particularly the Community Economic

Resilience Fund Economic Development pilot program, and review of GSFA's grant protocol and grant progress report.

Ms. Hayes reported that GSFA's application for the proposed Rural Grant Accelerator Program under the Community Economic Resilience Fund (CERF) Economic Development Pilot was not selected. Staff will continue to review alternative sources of funding on behalf of GSFA Member Counties.

Adjournment

Chair, Supervisor Daron McDaniel, Merced County, adjourned the meeting of the GSFA Board of Directors at 2:10 p.m.



To: Members of the GSFA Board of Directors
From: Patrick Blacklock, Executive Director
Date: September 12, 2023
Re: Golden State Natural Resources, Inc. (GSRN) Update

This memo provides a project management update for the Golden State Natural Resources (GSRN) forest resiliency project. This item is informational only.

Background

The GSRN project team continues to meet weekly to advance the project. The current focus is to complete the California Environmental Quality Act (CEQA) environmental analysis and secure the required entitlements for both the Lassen and Tuolumne County sites. In addition, the team continues to pursue opportunities where GSRN's active engagement can advance a pilot set of forest resiliency projects. This memo provides an update on both efforts.

Recent Achievements

- Entitlement application submitted for the Lassen facility (July 17, 2023)
- Project Planning meeting with the Port of Stockton (August 14, 2023)
- Entitlement application submitted for Tuolumne facility (September 12, 2023)
- Internal review of portions of the Administrative Draft Environmental Impact Report (ADEIR) (August – September 2023)

Upcoming Milestones

- Completion of ADEIR review (October 2023)
- Tuolumne and Port Community Outreach Sessions (October – November 2023)

Project Area Updates

Updates for each of the project areas are as follows:

CEQA and Permitting

Consistent with Board direction, the GSRN project team is focused on completing the CEQA (environmental review) process and obtaining durable entitlements for the two proposed project sites. These two processes are closely intertwined and are proceeding simultaneously.

GSFA is the CEQA "lead agency" for the entirety of the GSRN project and will be working closely with the "responsible agencies" (including Lassen and Tuolumne Counties and

the Port of Stockton) to complete an Environmental Impact Report (EIR) for the project. Staff have initiated weekly meetings with both counties to address questions that arise during the CEQA process in real time and anticipates entering into an agreement for similar collaboration with the Port of Stockton during the next month. The current project timeline contemplates public release of the Draft EIR in late-2023, and completion of the Final EIR and presentation to the GSFA Board in early 2024.

The entitlement process is proceeding on a parallel pathway for both the Lassen and Tuolumne sites. Formal use permit applications were submitted to Lassen County in mid-July, and to Tuolumne County in early September, and are presently under review by respective county staff. Staff further met with the Port of Stockton on August 14th to discuss their permitting process and expectations. Port staff requested several planning documents and an updated timeline which are scheduled to be transmitted in early September. Staff anticipates conducting a second detailed planning session with the Port sometime after the RCRC annual meeting.

Governmental Affairs

With the environmental scoping process for GSNR's Forest Resilience Project now underway, staff are reaching out to key officials to provide updates on GSNR.

- Key Policy Meetings
A key aspect of GSNR's governmental affairs plan is outreach to government officials to update and educate on the status of the project. Staff are scheduling meetings throughout September and October with several elected and appointed officials within the project area, or whose responsibilities include forest management.
- Legislative Update
Staff continues to consider opportunities to engage on policies and legislative proposals to positively impact GSNR's forest resilience goals. One ongoing measure of concern is Assembly Bill 338 (Aguiar-Curry). AB 338 would expand the definition of "public works" to include fuel reduction work done on contract and paid for in whole or part by public funds, thereby requiring prevailing wage be paid for community fuels treatment and forest resilience projects. The bill includes a 1-year implementation delay (2 years for nonprofits) and a full exemption on tribal lands.

This bill passed the Legislature in 2022 as Assembly Bill 1717 but was vetoed by Governor Newsom. The RCRC-opposed AB 338 recently passed the Senate Labor, Public Employment and Retirement Committee and awaits action in the Senate Appropriations Committee. The author's office recently circulated amendments to the bill that include exemptions for work done on private lands; however, any work done on public lands such as national forest system lands or SRA lands would still be subject to the provisions.

Communications

Staff are currently expanding outreach efforts to not only inform the public and key stakeholders about the proposed project but also seek their feedback.

A key aspect of GSNR's communications plans is increased public outreach. GSNR has conducted public outreach meetings in Lassen and Tuolumne counties, including the most recent public meeting held in Nubieber on July 19th. Staff also conducted two virtual public scoping meetings. Planning is currently underway to hold additional in-person community meetings in the City of Stockton and Tuolumne County in the coming months. These meetings provide an opportunity for the public to learn about the project, meet the project team, ask questions, and provide feedback.

As part of increased public outreach, staff are also adding additional resources to the GSNR website. Recent additions include a document addressing frequently asked questions and a list of scientific resources regarding forest treatment work.

Lastly staff have ongoing meetings planned with Tribal and environmental leaders to discuss the project and seek their feedback prior to release of the DEIR.

Project Investment

GSNR has frequently met with prospective investment partners and stakeholders, both on the financing and product purchasing fronts. This will continue to occur during the environmental scoping process now underway.

Forest Treatment Project Development

Forest treatment activities designed to strengthen forest health and resiliency in USFS forests are often slow to advance due to environmental analysis requirements, resource constraints, and the lack of a sustainable pathway for biomass produced from restoration activities. The current GSNR strategic approach includes a specific initiative to facilitate forest health activities by convening and supporting partners to advance projects. The following section is an update on this effort.

- Modoc SPA – A key priority is completing the Modoc National Forest Supplemental Project Agreement (SPA) that will enable the treatment of 30,000+ plantation acres. RCRC staff and consultants are working directly with United States Forest Service (USFS) staff to advance the project with recurring weekly discussions and data sharing while completing the associated environmental analyses. The targeted timeframe for SPA completion is early 2024.
- Partnerships – In addition, staff are working to develop partnerships with existing biomass users to facilitate landscape scale treatment projects through GSFA's Master Stewardship Agreement (MSA) with the USFS. Staff have met with multiple biomass users to discuss opportunities and are currently reviewing several proposed forest resiliency projects where procured biomass can be utilized.

- Forest Health Projects – Lastly, RCRC staff are working with USFS representatives to identify a “treatment ready” project that is at or near completion of the required National Environmental Policy Act (NEPA) review and ready for implementation. The goal is to support completion of such a project by securing funding and collaborating with private and public partners.

Staff Recommendation

It is recommended that the GSFA Board receive and file this informational update.



To: Members of the GSFA Board of Directors
From: Craig Ferguson, Deputy Director
Date: September 12, 2023
Re: GSFA Overview

Summary

Data updates. Other updates will be provided verbally.

Programs

Down Payment Assistance Programs

	2023 (YTD)	2022	2021	Program Total*
# of individuals/families that purchased a home through a GSFA program	577	698	2931	86,100+
# of county employees that purchased a home through Assist-to-Own*	35 Closed (6 Pipeline)	19	0	50
Total down payment assistance (2 nd loans and gifts) provided by GSFA programs	\$7.2M	\$9.6M+	\$39.4M+	\$667M+
Total loan financing (1 st and 2 nd loans) provided by GSFA programs	\$238M+	\$273M+	\$1B+	\$15.8B+

*From inception

*The transactions to date for county employees in GSFA's 40 member counties (from program launch on April 25, 2022 to August 24, 2023) are as follows:

Member County	# of Transactions	Status*	First Amt	Second Amt	Gift Amt
Butte	1	Closed	\$412,392	\$14,434	\$0
Calaveras	1	Closed	\$368,207	\$12,888	\$5,524
Calaveras	1	Pending	\$342,678	\$11,994	\$0
Colusa	2	Closed	\$621,295	\$21,747	\$2,142
Glenn	1	Closed	\$391,773	\$13,713	\$0
Humboldt	3	Closed	\$979,500	\$34,283	\$8,924
Imperial	3	Closed	\$906,859	\$31,569	\$6,088
Inyo	2	Closed	\$959,344	\$33,578	\$10,375
Lake	2	Closed	\$801,464	\$28,052	\$1,704
Madera	2	Closed	\$751,010	\$26,287	\$5,302

Mariposa	2	Closed	\$710,573	\$24,871	\$6,039
Mendocino	3	Closed	\$1,173,845	\$41,086	\$9,334
Mendocino	2	Pending	\$691,700	\$24,211	\$0
Merced	3	Closed	\$957,911	\$33,528	\$8,573
Monterey	3	Closed	\$1,315,727	\$46,052	\$6,039
San Luis Obispo	1	Closed	\$646,000	\$22,610	\$0
San Luis Obispo	1	Pending	\$451,200	\$15,792	\$0
Santa Barbara	2	Closed	\$1,001,846	\$35,065	\$7,417
Shasta	1	Pending	\$162,011	\$5,671	\$1,621
Shasta	3	Closed	\$876,310	\$30,672	\$4,580
Solano	2	Closed	\$979,923	\$34,298	\$7,012
Sutter	1	Closed	\$368,503	\$12,898	\$0
Tehama	1	Closed	\$252,345	\$8,833	\$0
Trinity	1	Closed	\$162,475	\$5,687	\$1,625
Tulare	10	Closed	\$3,693,119	\$129,264	\$16,598
Tulare	1	Pending	\$198,900	\$6,961	\$995
Tuolumne	2	Closed	\$608,943	\$21,314	\$5,544
Yuba	3	Closed	\$1,116,458	\$39,078	\$6,828

**Closed: indicates applicant(s) have successfully completed escrow and purchased or refinanced a home utilizing the program.*

Pending: indicates an applicant has locked in an interest rate through the program and is awaiting loan closure

Energy Programs

	2023 (YTD)	2022	2021	Program Total*
<u>Direct Financing:</u> # of homes that received energy retrofits and the total amount of financing	149 \$4.4M+	245 \$7.0M+	260 \$7.1M+	1982 \$49.9M+
<u>PACE Residential Financing:</u> # of projects completed and the total amount of financing	0	595 \$19M+	1943 \$63M+	33.2K+ \$883M
<u>PACE Commercial Financing:</u> # of projects completed and the total amount of financing	5 \$4.3M+	14 \$11.5M+	87 \$23.7M+	1093 \$169M+

**From program inception to present date*

Staff Recommendation

Information Only.