



2020 West El Camino Avenue, Suite 800
Sacramento, CA 95833
hcai.ca.gov



Cal-Mortgage Loan Insurance Program Advisory Loan Insurance Committee (ALIC)

AGENDA

Thursday, August 14, 2025
10:30 a.m.

The ALIC may not discuss or act on any matter raised during the public comment section that is not included on this agenda, except to place the matter on a future meeting agenda. (Government Code §§ 11125, 11125.7, subd. (a).)

Location:

2020 West El Camino Avenue, Conference Room 1237, Sacramento, CA 95833

Microsoft Teams Link: [Click here to join the meeting](#)

Call-in audio only: (916) 535-0978, Conference ID: 309 589 823#

Item No. 1 Call to Order and Welcome

Jay Harris, Committee Chair (or designee)

- Roll call of ALIC members

Item No. 2 Public Comment Regarding Action Items on Today's Agenda

Jay Harris, Committee Chair (or designee)

Item No. 3 ALIC Chair and HCAI Executive Staff Remarks

- Jay Harris, Chair, ALIC Committee
- Elizabeth Landsberg, HCAI Director
- Scott Christman, HCAI Chief Deputy Director
- Dean O' Brien, Cal-Mortgage Deputy Director

Item No. 4 Approval of the Minutes of the June 12, 2025, Meeting – Action Item

Jay Harris, Committee Chair (or designee)

Item No. 5 Loan Insurance Application Review: Gateways Hospital and Mental Health Center (Applicant) – Action Item

Arne Bracchi, Account Manager

The Applicant is a California not-for-profit corporation operating with several locations in Los Angeles. The purpose of the proposed insured \$57.2 million loan is to (i) fund \$29.8 million to construct a 37-bed behavioral health facility, (ii) pay off a \$21.0 million loan, (iii) reimburse the applicant \$4.1 million for the

purchase of two cottages, (iv) fund capitalized interest, (v) fund a debt service reserve, (vi) fund the HCAI insurance premium, and (vii) fund the cost of issuance.

Item No. 6 Cal-Mortgage Reports – Informational Item

A. Project Monitoring

Consuelo Hernandez, Cal-Mortgage Supervisor

Ms. Hernandez will report on statistics about the existing portfolio of Cal-Mortgage Borrowers.

B. Pending Projects

Consuelo Hernandez, Cal-Mortgage Supervisor

Ms. Hernandez will report on current or prospective borrower applications.

C. Problem Project Report

Dean O' Brien, Cal-Mortgage Deputy Director

Mr. O' Brien will report on projects appearing on the Cal-Mortgage Problem Projects Report.

D. Distressed Hospital Loan Program and Small and Rural Hospital Relief Program

Dean O' Brien, Cal-Mortgage Deputy Director

Mr. O' Brien will report on the activities of the Distressed Hospital Loan Program and Small and Rural relief Program.

Item No. 7 Federal and State Budgets Discussion

Jay Harris, Committee Chair (or designee)

Dean O' Brien, Cal-Mortgage Deputy Director

The ALIC Committee and Mr. O' Brien will discuss the potential impact of the Federal and State Budgets on the Cal-Mortgage Loan Insurance Program.

Item No. 8 Future Agenda Items/Announcements from Committee Members

Jay Harris, Committee Chair (or designee)

Item No. 9 General Public Comment

Jay Harris, Committee Chair (or designee)

Item No. 10 Adjournment

Jay Harris, Committee Chair (or designee)

Board Members: Jay Harris, Chair*
Derik Ghookasian, Vice Chair*
Soyla Reyna-Griffin*
Jonathon Andrus*
John Woodward*
Richard Tannahill*
Scott Coffin*
Mary Connick*
*Attending Virtually

HCAI Staff: Elizabeth Landsberg, Director
Scott Christman, Chief Deputy Director
Dean O' Brien, Cal-Mortgage Deputy Director
Consuelo Hernandez, Cal-Mortgage Supervisor

The Advisory Loan Insurance Committee agenda and other notices about meetings are posted online and can be found by searching for the Advisory Loan Insurance Committee and meeting month at <https://hcai.ca.gov/public-meetings>.

For further information about this meeting, please contact Joanna Luce at (916) 319-8828, Joanna.Luce@hcai.ca.gov, or send a letter to The Department of Health Care Access and Information, 2020 West El Camino Avenue, Sacramento, CA 95833. Attn: Joanna Luce

The Advisory Loan Insurance Committee may take action under any agenda item.

Every effort will be made to address each agenda item as listed. However, the agenda order is tentative and subject to change without prior notice. Items not listed on the agenda will not be considered. The Advisory Loan Insurance Committee may take a brief break during the meeting. Members of the public are NOT required to identify themselves or provide other information to attend or participate in this meeting. If Microsoft Teams (or other platform) requires a name, you may enter "Anonymous". You may also input fictitious information for other requested information if required to attend the meeting (e.g., anonymous@anonymous.com).

This meeting is accessible to persons with a disability. A person who needs a disability-related accommodation or modification in order to participate in the meeting may make a request by contacting Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov, or sending a written request to that person at 2020 West El Camino Avenue, Sacramento, CA 95833. Providing your request at least seven (7) business days before the meeting will help ensure availability of the requested accommodation.

If you need help understanding or translating into another language, or if you need sign language services, please contact Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. Let us know at least seven days before the meeting so we can set up the services you need.

Spanish/ Español

Si necesita ayuda para comprender o traducir a otro idioma, o si necesita servicios de lenguaje de señas, póngase en contacto con Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. Avísenos al menos siete días antes de la reunión a fin de que podamos programar los servicios que necesita.

Korean/ 한국어

이 회의 안건을 이해하는 데 도움이 필요하거나, 다른 언어로 번역이 필요하거나, 수화 서비스가 필요한 경우: Please contact Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. 필요한 서비스를 제공할 수 있도록 회의 개최 7일 전까지 알려주십시오.

Chinese Simplified/簡體中文

如果您需要帮助理解或其他语言的翻译服务，或需要手语服务，请联系 Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. 请至少在会议前七天通知我们，以便我们安排您所需的服务。

Tagalog/Tagalog

Kung kailangan mo ng tulong sa pag-unawa o pagsasalin sa ibang wika, o kung kailangan mo ng mga serbisyo ng sign language, mangyaring makipag-ugnayan sa Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. Ipaalam sa amin nang hindi bababa sa pitong araw bago ang pagpupulong upang mai-set up namin ang kailangan mong mga serbisyo.

Vietnamese/Tiếng Việt

Nếu quý vị cần trợ giúp để hiểu hoặc để dịch sang ngôn ngữ khác hoặc nếu quý vị cần dịch vụ ngôn ngữ ký hiệu, vui lòng liên hệ Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. Vui lòng cho chúng tôi biết ít nhất bảy ngày trước cuộc họp để chúng tôi có thể bố trí các dịch vụ mà quý vị cần

Chinese Cantonese(Traditional)/中文 粵語

如果您需要幫助理解或其他語言的翻譯服務，或需要手語服務，請聯絡 Joanna Luce at (916) 319-8828 or Joanna.Luce@hcai.ca.gov. 至少在會議前七天通知我們，以便我們安排您所需的服務。