

1
2 BOARD OF DIRECTORS
3 OF THE CALIFORNIA HOUSING FINANCE AGENCY

4 RESOLUTION NO. 18-25

5
6 RESOLUTION AUTHORIZING A FINAL LOAN COMMITMENT

7
8 WHEREAS, the California Housing Finance Agency (the "Agency") has
9 received a loan application on behalf of Creekside Davis LP, a California limited
10 partnership (the "Borrower"), seeking a loan commitment, the proceeds of which are to
11 be used to provide financing for a multifamily housing development located in the City
12 of Davis, Yolo County, California, known as Creekside Apartments (the
13 "Development"); and

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15 WHEREAS, the loan application has been reviewed by Agency staff which
16 prepared a report presented to the Board on the meeting date recited below (the "Staff
17 Report"), recommending Board approval subject to certain recommended terms and
18 conditions; and

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20 WHEREAS, Agency staff has determined or expects to determine prior to
21 making a binding commitment to fund the loan for which the application has been made,
22 that (i) the Agency can effectively and prudently raise capital to fund the loan for which
23 the application has been made, by direct access to the capital markets, by private
24 placement, or other means and (ii) any financial mechanisms needed to insure prudent
25 and reasonable financing of loans can be achieved; and

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27 WHEREAS, pursuant to the Executive Director's authority to issue Conduit
28 Bonds, under Resolution 18-10, the Agency has filed an application with the California
29 Debt Limit Allocation Committee ("CDLAC") for an allocation of California Qualified
30 Private Activity Bonds for the Development; and

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32 WHEREAS, the Development has received a TEFRA Resolution as required by
33 the Tax Equity and Fiscal Responsibility Act of 1983, and under 26 U.S.C. section
34 147(f); and

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36 WHEREAS, Section 1.150-2 of the Treasury Regulations requires the Agency,
37 as the issuer of tax-exempt bonds, to declare its reasonable official intent to reimburse
38 prior expenditures for the Development with proceeds of a subsequent borrowing; and

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40 WHEREAS, on February 20, 2018, the Executive Director exercised the
41 authority delegated to her under Resolution 15-16 to declare the official intent of the
42 Agency to reimburse such prior expenditures for the Development; and

1 WHEREAS, the Board wishes to grant the staff the authority to enter into a loan
2 commitment to provide permanent financing for the development and taking out the
3 Conduit Bonds upon Agency staff determining in its judgment that reasonable and
4 prudent financing mechanisms can be achieved;

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6 NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the
7 “Board”) of the California Housing Finance Agency as follows:

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9 1. The Executive Director, or in her absence, the Chief Deputy Director, is
10 hereby authorized to execute and deliver a final commitment letter, in a form acceptable
11 to the Agency, and subject to recommended terms and conditions set forth in the Staff
12 Report and any terms and conditions as the Board has designated in the Minutes of the
13 Board Meeting, in relation to the Development described above and as follows:

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15 PROJECT	16 DEVELOPMENT NAME/ LOCALITY	17 MORTGAGE AMOUNT
18 18-006-A/N	19 Creekside Apartments 20 Davis, Yolo County, 21 California	22 \$ 860,000.00 (Permanent 23 Takeout 1 st Mortgage)
		24 \$1,870,000.00 (Permanent 25 Takeout 2 nd Mortgage)
		26 \$3,420,000.00 (Subsidy 27 GAP Loan)

28 The Board recognizes that in the event that staff cannot determine that reasonable and
29 prudent financing mechanisms can be achieved, the staff will not enter into loan
30 commitments to finance the Development. In addition, access to capital markets, or
31 financing related thereto, may require significant changes to the terms of loans submitted
32 to the Board. Notwithstanding paragraph 2 below, the staff is authorized to make any
33 needed modifications to the loan which in staff’s judgment are directly or indirectly the
34 result of the disruptions to the capital markets referred to above.

35 2. The Executive Director may modify the terms and conditions of the loan
36 or loans as described in the Staff Report, provided that major modifications, as defined
37 below, must be submitted to this Board for approval. “Major modifications” as used
38 herein means modifications which either (i) increase the total aggregate amount of any
39 loans made pursuant to the Resolution by more than 7%; or (ii) modifications which in
40 the judgment of the Executive Director, or in her absence, the Chief Deputy Director of
41 the Agency, adversely change the financial or public purpose aspects of the final
42 commitment in a substantial way.

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SECRETARY'S CERTIFICATE

I, Claire Tauriainen, the undersigned, do hereby certify that I am the duly authorized Secretary of the Board of Directors of the California Housing Finance Agency, and hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. 18-25 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 13th day of September 2018, at which meeting all said directors had due notice, a quorum was present and that at said meeting said resolution was adopted by the following vote:

AYES: Avila Farias, Brown (for Chiang), Gallagher, Imbasciani, Hunter, Johnson Hall, Metcalf, Hoffman (for Podesta), Russell, Gunning

NOES: None

ABSTENTIONS: None

ABSENT: Alex, Prince, Sotelo

IN WITNESS WHEREOF, I have executed this certificate hereto this 13th day of September 2018.

ATTEST: Claire Tauriainen
CLAIRE TAURIAINEN
Secretary of the Board of Directors of the
California Housing Finance Agency