

RESOLUTION 80-76

RESOLUTION OF THE CALIFORNIA HOUSING  
FINANCE AGENCY CONCERNING THE FINANCING  
OF HOME OWNERSHIP AND HOME IMPROVEMENT  
LOANS IN NEIGHBORHOOD PRESERVATION  
AREAS PROGRAM

WHEREAS, the California Housing Finance Agency (the "Agency") has determined that there exists a need in California for financial assistance for the purchase, rehabilitation or making of general repairs and improvements to residential structures of not more than four dwelling units (the "Residential Structures") located in areas of substantial deterioration of Residential Structures, and in areas in which there is a recent history of mortgage deficiency, but in which deterioration has not progressed so far that there exists a substantial number of Residential Structures which do not conform to rehabilitation standards;

WHEREAS, the Agency has determined that it is in the public interest for the Agency to provide such financial assistance by means of an ongoing program to purchase loans to finance the purchase of Residential Structures or to finance the rehabilitation or general repairs or improvements to Residential Structures (the "Loans"), each such Loan being insured or guaranteed for at least the first fifty percent (50%) of the principal amount and accrued interest of the Loan by one or more of the following entities: the United States government or an agency or instrumentality thereof, the Agency, or private mortgage guaranty insurers;

WHEREAS, pursuant to the Zenovich-Moscone-Chacon Housing and Home Finance Act (the "Act"), the Agency has the authority to issue bonds to provide sufficient funds to finance the purchase of Loans, the payment of capitalized interest on the bonds, the establishment of reserves to secure the bonds, and other expenditures of the Agency incident to, and necessary or convenient to the issuance of the bonds;

WHEREAS, the Board of Directors of the Agency hereby approves the offering and sale of its Home Ownership and Home Improvement Revenue Bonds (the "Bonds") in the aggregate principal amount of \$250,000,000 from time to time during the course of the calendar year 1981, in such series, in such amounts, and at such interest rates as the Executive Director of the Agency deems appropriate; and

WHEREAS, the Housing Bond Credit Committee, pursuant to the Act, is required to determine the general adequacy of the program's security for the Bonds in protecting the credit of the State;

NOW, THEREFORE, BE IT RESOLVED, by the California Housing Finance Agency as follows:

Section 1. The Agency is of the opinion and hereby determines that the offering and sale of Bonds during calendar year 1981 in the aggregate principal amount of \$250,000,000, not including closings and deliveries of Bonds dated as of a date during calendar year 1980, is necessary to provide sufficient funds to finance the purchase of Loans pursuant to its Home Ownership and Home Improvement Loans in Neighborhood Preservation Areas Program.

Section 2. Pursuant to the Act, revenue bonds of the Agency, designated as "California Housing Finance Agency Home Ownership and Home Improvement Revenue Bonds", in the aggregate principal amount of not to exceed \$250,000,000 (the "Bonds"), are authorized to be issued following public or private sales thereof at such times during calendar year 1981 and in such series as the Executive Director of the Agency (the "Executive Director") deems appropriate upon consultation with the Treasurer of the State of California (the "State Treasurer") and the Housing Bond Credit Committee. The Bonds are to have the maturities deemed appropriate by the Executive Director. In the event of a public sale, the Bonds are to bear interest at the rates specified in the bid or bids accepted by the State Treasurer pursuant to the terms of the applicable notice of sale and, in the event of a private sale, the Bonds are to bear interest at the rates specified by a purchase contract by and among the Agency, the State Treasurer, and the purchaser or purchasers of such Bonds; provided that no Bond shall have a term in excess of 40 years or bear interest at a coupon rate in excess of 12%. The Executive Director is hereby authorized to determine upon consultation with the State Treasurer whether to sell the Bonds at public or private sale. If the Executive Director determines to sell the Bonds at private sale, he is hereby authorized to select one or more underwriters and to execute and deliver a purchase contract for the Bonds, by and among the Agency, the State Treasurer and such underwriters, either on behalf of themselves or on behalf of themselves and as managers for the purchasers of the bonds, on such terms and conditions as he may approve, such approval to be conclusively evidenced by the execution and delivery of such purchase contract.

Section 3. The Executive Director is hereby requested and authorized on behalf of the Board of Directors of the Agency to submit from time to time to the Housing Bond Credit Committee pursuant to the Act, statements of the purpose for which the Bonds are proposed to be issued and the amount of each proposed issuance.

Section 4. The Executive Director is hereby expressly authorized and directed, for and on behalf and in the name of the Agency, to determine the principal amount, the maturities, the Sinking Fund Installments, the Bond Reserve Account Requirement, the Loan Reserve Account Requirement, the amount representing the portion of a Principal Installment anticipated to be paid from regularly scheduled payments of the principal of Loans, the Permitted Account, the Loan Prepayment Principal Requirements, the Specified Rate of Interest, the amount of money to be credited to the Bond Account, the Bond Reserve Account and the applicable Program Account and the title and designation for each series of Bonds to be sold and to approve Supplemental Indenture(s) containing such terms. The Executive Director and the Secretary of the Board of Directors of the Agency (the "Secretary") are hereby authorized and directed, for and on behalf and in the name of the Agency to execute, acknowledge and to deliver to the Trustee thereunder Supplemental Indenture(s) in a form acceptable to them after consulting with counsel. The date(s), maturity date(s), interest payment date(s), denomination(s), form(s), registration privileges, terms and place or places of payment, terms of redemption, security and other terms of the Bonds and the designation of the various accounts shall be as provided in such Supplemental Indenture(s) as finally executed and in the Indenture dated as of January 1, 1978, between the Agency and said Trustee as heretofore or hereafter amended and supplemented. Payments to a bond reserve account in the California Housing Finance Fund established pursuant to said Indenture shall be made from the proceeds of the Bonds in the amount and to the extent provided in such Indenture and in such Supplemental Indenture(s) as finally executed.

Section 5. In connection with any public sale of a series of Bonds the Executive Director is hereby expressly authorized to determine the limitations to be set forth in a notice of sale on the bids for the purchase of such series of Bonds. The State Treasurer is hereby authorized and requested to cause notices of sale, in such form as the Executive Director may direct, to be published in such newspapers or journals as the Executive Director may select on such date or dates as the Executive Director may deem

advisable. The State Treasurer hereby is requested to coordinate with the Executive Director of the Agency and set forth in said notices of sale the date(s) upon which bids for the Bonds shall be received. Such bids shall be received at the times and places, and subject to the terms and conditions set forth in said notices of sale.

Section 6. The State Treasurer is hereby authorized and requested, without further action of the Board of Directors of the Agency and unless instructed otherwise by the Board of Directors of the Agency, to sell the Bonds at the times and places and pursuant to the terms and conditions set forth in the notices of sale or purchase contracts. The State Treasurer is hereby further authorized and requested to cash and deposit the proceeds of any bid or good faith checks to be received by the State Treasurer from the successful bidders or purchasers in connection with a sale of Bonds in a special trust account for the benefit of the Agency, and the amount of said checks shall be applied at the time of delivery of the Bonds as part of the purchase price thereof. The bid or good faith checks of bidders whose bids are not accepted shall be returned to them.

Section 7. The Executive Director is further authorized to hold information meetings concerning the Bonds and to distribute other information and material relating to the Bonds.

Section 8. The Executive Director and the Secretary are hereby authorized and directed to execute, for and on behalf and in the name of the Agency and under its seal, the Bonds, in the aggregate principal amount of not to exceed \$250,000,000 in accordance with said Indenture and said Supplemental Indenture(s) in one or more of the forms set forth therein.

Section 9. The Bonds, when so executed, shall be delivered to the Trustee under the Indenture and Supplemental Indenture(s) for authentication by said Trustee. Said Trustee is hereby requested and directed to authenticate the bonds by executing the Trustee's Certificate of Authentication appearing thereon, and to deliver the Bonds when duly executed and authenticated to the purchaser or purchasers thereof in accordance with written instructions executed on behalf of the Agency by the Executive Director, which instructions said officer is hereby authorized and directed, for and on behalf and in the name of the Agency to execute and deliver to said Trustee. Such instructions should provide for the delivery of the Bonds to the purchaser or purchasers thereof, as determined and confirmed by the State Treasurer, upon payment of the purchase price thereof.

Section 10. The Executive Director is hereby authorized to circulate Preliminary Official Statement(s) relating to the Bonds and after the Agency's entering into a contract for the sale of any series of the Bonds, whether such sale is public or private, Official Statement(s), both in substantially such form with such changes and insertions therein as he may approve after consulting with counsel, and the circulation of such Preliminary Official Statements and such Official Statement(s) to prospective and actual purchasers of the Bonds is hereby approved.

Section 11. The State Treasurer and officers of the Agency, or the duly authorized deputies thereof, are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate the issuance, sale and delivery of the Bonds and otherwise to effectuate the purposes of this resolution.

Section 12. In the Executive Director's absence or upon his written authorization, all actions by the Executive Director herein approved or authorized may be taken by the Director of Financing of the Agency.

SECRETARY'S CERTIFICATE

I, Stuart Honse, Secretary of the Board of Directors of the California Housing Finance Agency, hereby certify that the foregoing is a full, true and correct copy of Resolution 80-76 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held in Culver City, California, on the 13th day of November, 1980, of which meeting all said directors had due notice; and that at said meeting said Resolution was adopted by the following vote:

AYES: Cantu, Dodd, Kruer, Ruffin, Schenk, Turner, Wilson, Frank

NOES: None

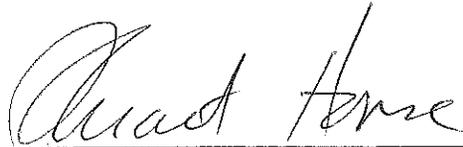
ABSTENTION: None

ABSENT: Hess, Unruh

I further certify that I have carefully compared the foregoing copy with the original minutes of said meeting on file and of record in my office; that said copy is a full, true, and correct copy of the original Resolution adopted at said meeting and entered in said minutes; and that said Resolution has not been amended, modified or rescinded in any manner since the date of its adoption, and the same is now in full force and effect.

IN WITNESS WHEREOF, I have executed this certificate and affixed the seal of the Board of Directors of the California Housing Finance Agency hereto this 13th day of November, 1980.

(SEAL)

  
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Stuart Honse  
Secretary of the Board of  
Directors of the California  
Housing Finance Agency