

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

RESOLUTION NO. 94-10

A Resolution to Modify  
Multifamily Processing Procedures

WHEREAS, Health & Safety Code Section 50908 gives the Executive Director authority to direct the day-to-day operations of the Agency subject solely to the supervision of the Board; and

WHEREAS, pursuant to Health & Safety Code Section 51050, the Board has the authority to adopt, repeal, or amend resolutions to carry into effect the powers and purposes of the Agency and the conduct of its business pursuant to Health & Safety Code Section 51050; and

WHEREAS, the Board has determined that there is a need to streamline the processing of multifamily loans to meet the expected increase in volume of multifamily housing business.

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

1. The principal review and oversight function of the Board over the approval of multifamily rental projects will remain unchanged in that final commitments on all multifamily projects will be submitted to the Board for approval.

2. The Executive Director is hereby authorized to enter into initial commitments on multifamily rental housing projects which will meet the following parameters:

- a) Comply with federal and state laws governing the Agency's loans;
- b) Maximum Loan - \$25 Million;
- c) Maximum Loan-To-Value - 80% of Economic Value;
- d) Maximum Amortization - 40 years;
- e) Minimum Debt Service Coverage - 1 to 1;
- f) Minimum Equity of the Developer - 10%; and
- g) Contain a statement that the final commitment is subject to the approval of the Board in its sole discretion.

3. In addition to the above criteria, the Executive Director shall take into consideration:

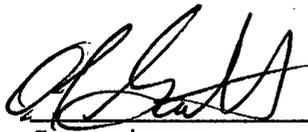
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

- a) geographic distribution;
- b) regional and local market risk;
- c) local government participation and investment;
- d) new policy issues identified by the Board's review of final commitments on multifamily rental housing projects; and
- e) other issues of historic concern to the Board.

4. Any projects not meeting the above parameters will be submitted to the Board for approval of the initial commitment.

5. Any developers whose project has been rejected for initial commitment by the Executive Director may request to have their project put on the Agenda for the next regularly scheduled board meeting.

I hereby certify that this is a true and correct copy of Resolution 94-10 adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on March 10, 1994 at San Francisco, California.

Attest:   
Secretary