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3 BOARD OF DIRECTORS OF THE CALIFORNIA HOUSING FINANCE AGENCY

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5 RESOLUTION NO. 18-28

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7 RESOLUTION AUTHORIZING A FINAL LOAN COMMITMENT

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9 WHEREAS, the California Housing Finance Agency (the "Agency") has received a loan  
10 application on behalf of Blossom Hill Associates, L.P., a California limited partnership,  
11 (the "Borrower"), seeking a loan commitment, the proceeds of which are to be used to  
12 provide financing for a multifamily housing development located in San Jose, Santa Clara  
13 County, California, known as Plaza Del Sol Apartments (the  
14 "Development"); and

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

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

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27 WHEREAS, the Board wishes to grant the staff the authority to enter into a loan  
28 commitment upon Agency staff determining in its judgment that reasonable and prudent  
29 financing mechanisms can be achieved;

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

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

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<u>PROJECT</u>	<u>DEVELOPMENT NAME/</u>	<u>MORTGAGE</u>
<u>NUMBER</u>	<u>LOCALITY</u>	<u>AMOUNT</u>
18-032-N	PLAZA DEL SOL APARTMENTS	\$11,200,000.00
	San Jose, Santa Clara County, California	Permanent Loan (FFB-HUD Risk Share)

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

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

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. 18-28 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 13<sup>th</sup> day of November 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: Gallagher, Prince, Metcalf, Hoffman (for Podesta), Gunning, Schaefer (for Chiang), Johnson Hall, Russell, Sotelo, Imbasciani


NOES: None

ABSTENTIONS: None

ABSENT: Alex, Hunter, Avila Farias

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

ATTEST:

  
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CLAIRE TAURIAINEN  
Secretary of the Board of Directors of the  
California Housing Finance Agency