

1 BOARD OF DIRECTORS
2 OF THE CALIFORNIA HOUSING FINANCE AGENCY

3
4 RESOLUTION NO. 19-14

5
6 RESOLUTION AUTHORIZING 2019-2020 ALLOCATION OF AB 101 LOW- AND
7 MODERATE-INCOME FUNDS

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9 WHEREAS, The Building Homes and Job Act of 2017, also known as "**SB 2**", provides
10 a permanent source of funding through a new recording fee on real estate documents, in which
11 15% of revenues, projected to be approximately \$40 million annually, are dedicated to
12 California Housing Finance Agency's ("**CalHFA**") Mixed-Income Program (the "**MIP**");

13
14 WHEREAS, the 2019-20 Budget for the State of California (the "**2019-20 Budget**")
15 provides CalHFA with a one-time appropriation of \$500 million to be used over four years to
16 finance low- and moderate-income housing and up to \$200 million in Low-Income Housing Tax
17 Credits for CalHFA's Mixed-Income Program;

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19 WHEREAS, the Legislative intent is for these fund to be used as part of broad mixed
20 income strategy, including but not limited to augmenting CalHFA's Mixed-Income Program,
21 and the Legislature has expressed interest for innovative financing programs, including but not
22 limited to financing for Accessory Dwelling Units ("**ADUs**") and manufactured housing;

23
24 WHEREAS, CalHFA staff, with input from stakeholders and in alignment with the
25 Agency's implementation of a broader mixed-income strategy, has developed a plan for the
26 funds allocated pursuant to the 2019-20 Budget, totaling \$200 million, and funds received by the
27 Agency pursuant to SB 2, and shall be deployed as part of various CalHFA programs
28 (hereinafter "**Programs**" or "**Program**"), which shall include but not be limited to MIP,

29
30 NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the "**Board**") of the
31 California Housing Finance Agency as follows:

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33 ARTICLE I

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35 MIP REDESIGN AND AUGMENTATION

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37 Section 1. CalHFA is authorized to utilize \$140,000,000 of the 2019-2020 allocation of
38 AB 101 low- and moderate-income funds to redesign and augment the MIP. The goals of the
39 redesign and augmentation shall be to provide a wider range of financing options to participating
40 developers, including but not limited to making short term loans to developers, strengthening
41 CalHFA's permanent lending products, and alignment of the \$200 million allocation of State Tax
42 Credits.

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ARTICLE II

INNOVATIVE FINANCING TOOLS FOR HOMEOWNERSHIP

Section 1. CalHFA is authorized to utilize \$60,000,000 of the 2019-2020 allocation of AB 101 low and moderate income funds for the creation and implementation of innovative financing tools for homeownership, including but not limited to providing construction financing for accessory dwelling units, HUD Section 184 mortgages, manufactured housing, land trusts, leaseholds, assistance to homebuyers of newly constructed homes, and providing single family and multifamily disaster relief programs.

ARTICLE III

PROVISIONS APPLICABLE TO FUND ALLOCATION

Section 1. Authorization of Program Documents. The Executive Director and other employees authorized by Article III, Section 4 ("~~Authorized Employees~~") are hereby authorized to enter into, for and in the name and on behalf of the Agency, all documents they deem necessary or appropriate in connection with the Programs, including, but not limited to, the following:

- (i) One or more preferred developer agreements as the Executive Director may select in accordance with the purposes of the Programs;
- (ii) Inter-Agency agreements, monitoring agreements, memoranda of understanding, and similar such agreements for the facilitation of cooperative partnerships with other public entities;
- (iii) Agreements and/or Memoranda of Understanding with cities, counties, or other local housing authorities for the financing of manufactured housing, ADUs, or loans and related programs for regions in need of disaster relief.

Section 2. Ratification of Prior Actions; Not a Repeal of Prior Resolutions. All actions previously taken by the Agency relating to the implementation of the Programs, the execution and delivery of related financial agreements and related program agreements and the implementation of any credit facilities as described above, including, but not limited to, such actions as the distribution of the Agency's Lender Program Manual, Mortgage Purchase and Servicing Agreement, Servicing Agreement, Developer Agreement, Servicer's Guide, Program Bulletins and applications to originate and service loans, and the sale of any foreclosed property, are hereby ratified.

This Resolution is not intended to repeal in whole or in part any prior Resolution of the Agency with respect to the authority granted to the Executive Director and Authorized Employees of the Agency in relation to related agreements, including but not limited to the authority to determine in furtherance of the objectives of the Programs those matters required to be determined.

1 Section 3. Authorization of Related Actions and Agreements. The Executive
2 Director and Authorized Employees of the Agency and any other persons authorized in writing
3 by the Executive Director are hereby authorized and directed, jointly and severally, to do any and
4 all things and to execute and deliver any and all agreements and documents which they deem
5 necessary or advisable in order to consummate the purchase and sale of loans and mortgage-
6 backed securities.

7
8 This Resolution shall constitute full, separate, complete and additional authority
9 for the execution and delivery of all agreements and instruments described in this Resolution,
10 without regard to any limitation in the Agency's regulations and without regard to any other
11 resolution of the Board that does not expressly amend and limit this Resolution.

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13 Section 4. Additional Delegation. The Executive Director is authorized to adapt the
14 Programs and deploy funds accordingly in response to economic and industry imperatives. All
15 actions by the Executive Director approved or authorized by this Resolution may be taken by the
16 Chief Deputy Director of the Agency, the Director of Financing of the Agency or any other
17 person specifically authorized in writing by the Executive Director, and during any period in
18 which the office of the Executive Director is vacant, except to the extent otherwise taken by an
19 Authorized Employee, shall be taken by the Chief Deputy Director or any other person
20 specifically authorized in writing by the Chief Deputy Director.

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22 Section 5. Duration of Authority. The authority granted under this Resolution shall
23 remain in full force and effect until rescinded or superseded.

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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. 19-14 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 12th day of September 2019, 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, Gunn (for Imbasciani), Gunning, Johnson Hall, Agee (for Ma),
Olmstead (for McCauley), Grant (for Podesta), Prince, Sotelo

NOES: None

ABSTENTIONS: None

ABSENT: Russell, Hunter, Avila Farias

IN WITNESS WHEREOF, I have executed this certificate hereto this 12th day of
September 2019.

ATTEST:



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