

1 BOARD OF DIRECTORS
2 OF THE CALIFORNIA HOUSING FINANCE AGENCY

3
4 RESOLUTION NO. 21-16

5
6 RESOLUTION AUTHORIZING 2021-2022 ALLOCATION OF SB2, AB 101 AND AB 128
7 LOW- AND MODERATE-INCOME FUNDS
8

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 (the "**SB2 Funds**"), are annually dedicated to California Housing Finance
12 Agency's ("**CalHFA**") creation and financing of affordable multifamily housing for low- and
13 moderate-income households to create inclusive communities;

14
15 WHEREAS, CalHFA has to date received \$47,458,163.35 and \$73,803,342.68 in SB2
16 Funds, for the years 2019 and 2020, respectively;

17
18 WHEREAS, the 2019-20 Budget for the State of California (the "**2019-20 Budget**")
19 provided CalHFA with a one-time appropriation of \$500 million to be used over four years to
20 finance low- and moderate-income housing (the "**AB 101 Funds**") and up to \$200 million in
21 Low-Income Housing Tax Credits for CalHFA's Mixed-Income Program;

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23 WHEREAS, the Legislative intent is for these funds to be used as part of broad mixed
24 income strategy, including but not limited to augmenting CalHFA's Mixed-Income Program,
25 and the Legislature has expressed interest for innovative financing programs;

26
27 WHEREAS, due to the fiscal constraints imposed by the COVID-19 economic crisis, AB
28 89, the Budget Act of 2020 (the "**2020-21 Budget**"), reduced the AB 101 appropriation by \$250
29 million, which decreased the amount scheduled to be transferred to CalHFA for the 2020-21
30 Budget year by \$45 million, to \$50 million, unless the State of California received \$14 billion in
31 flexible federal funding by October 15, 2020 (the "**Federal Funds**");

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33 WHEREAS, CalHFA staff, with input from stakeholders and in alignment with the
34 Agency's implementation of a broader mixed-income strategy, developed, and the Board
35 approved, pursuant to Resolution 20-17, a plan for the funds allocated pursuant to the 2020-21
36 Budget, totaling \$50 million, or alternatively \$95 million if the Federal Funds were received by
37 October 15, 2020, together with the funds received by the Agency pursuant to SB 2, to be
38 deployed as part of various CalHFA programs to create and finance affordable multifamily
39 housing for low- and moderate-income households to create inclusive communities (hereinafter
40 "**Programs**" or "**Program**"), including but not be limited to CalHFA's Mixed-Income Program;

41
42 WHEREAS, despite the fact that the State of California did not receive the Federal
43 Funds by October 15, 2020, the State subsequently did receive Federal Funds from the
44 Coronavirus Fiscal Recovery Fund of 2021 ("**Federal Coronavirus Funds**"), 50% of
45 approximately \$26 billion in May 2021, with the balance to be provided in May 2022;

1 WHEREAS, pursuant to AB 128, the Budget Act of 2021 (the “**2021-22 Budget**”),
2 appropriated \$45 million, but not from the Federal Coronavirus Funds, for CalHFA to finance
3 low- and moderate-income housing.

4
5 WHEREAS, together with the funds received by the Agency pursuant to SB 2, this
6 additional \$45 million, shall be deployed for the Programs, consistent with Resolution 20-17.

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

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11 **ARTICLE I**

12
13 **AFFORDABLE MULTIFAMILY HOUSING FOR LOW- AND MODERATE-**
14 **INCOME HOUSEHOLDS TO CREATE INCLUSIVE COMMUNITIES**

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16 Section 1. CalHFA is authorized to utilize \$ \$95 million of the funds allocated pursuant
17 to the 2020-21 Budget and the 2021-22 Budget, originally authorized by AB101, for the
18 Programs, including by strengthening CalHFA’s permanent lending products and alignment with
19 any potential new State Tax Credits including coordination with the California Tax Credit
20 Allocation Committee regarding regulatory requirements and the common application;

21
22 Section 2. CalHFA is authorized to utilize the received and future SB2 Funds, not
23 previously encumbered, for the Programs, by mechanisms as determined by the Executive
24 Director, who is further authorized to amend the use of the SB2 Funds, pursuant to the Programs,
25 from time to time, as may be appropriate, with notice of any change to be provided to the Board.

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27 **ARTICLE II**

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29 **PROVISIONS APPLICABLE TO FUND ALLOCATION**

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31 Section 1. Authorization of Program Documents. The Executive Director and other
32 employees authorized by Article II, Section 4 (“**Authorized Employees**”) are hereby authorized
33 to enter into, for and in the name and on behalf of the Agency, all documents they deem
34 necessary or appropriate in connection with the Programs.

35
36 Section 2. Ratification of Prior Actions; Not a Repeal of Prior Resolutions. All
37 actions previously taken by the Agency relating to the implementation of the Programs, the
38 execution and delivery of related financial agreements and related program agreements are
39 hereby ratified.

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

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47 Section 3. Authorization of Related Actions and Agreements. The Executive
48 Director and Authorized Employees of the Agency and any other persons authorized in writing

1 by the Executive Director are hereby authorized and directed, jointly and severally, to do any and
2 all things and to execute and deliver any and all agreements and documents which they deem
3 necessary or advisable in order to consummate the purchase and sale of loans and mortgage-
4 backed securities.

5
6 This Resolution shall constitute full, separate, complete and additional authority
7 for the execution and delivery of all agreements and instruments described in this Resolution,
8 without regard to any limitation in the Agency's regulations and without regard to any other
9 resolution of the Board that does not expressly amend and limit this Resolution.

10
11 Section 4. Additional Delegation. The Executive Director is authorized to adapt the
12 Programs and deploy funds accordingly in response to economic and industry imperatives. All
13 actions by the Executive Director approved or authorized by this Resolution may be taken by the
14 Chief Deputy Director of the Agency, the Director of Financing of the Agency or any other
15 person specifically authorized in writing by the Executive Director, and during any period in
16 which the office of the Executive Director is vacant, except to the extent otherwise taken by an
17 Authorized Employee, shall be taken by the Chief Deputy Director or any other person
18 specifically authorized in writing by the Chief Deputy Director.

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20 Section 5. Duration of Authority. The authority granted under this Resolution shall
21 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. 21-16 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 23rd day of September 2021, 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, Gallagher, Gunn (for Imbasciani), Gunning, Hunter, Starr (for Ma), Velasquez, Grant (for Castro Ramirez), Russell, Sotelo, White

NOES: Prince

ABSTENTIONS: None

ABSENT: None

IN WITNESS WHEREOF, I have executed this certificate hereto this 23rd day of September 2021.

ATTEST:



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