

1 BOARD OF DIRECTORS
2 OF THE CALIFORNIA HOUSING FINANCE AGENCY

3
4 RESOLUTION NO. 21-17

5
6 RESOLUTION AUTHORIZING THE CREATION OF A GRANT
7 PROGRAM FOR LOW— AND MODERATE—INCOME
8 HOMEOWNERS TO HELP FINANCE THE CONSTRUCTION OF
9 ACCESSORY DWELLING UNITS OR JUNIOR ACCESSORY
10 DWELLING UNITS ON THEIR RESIDENTIAL PROPERTIES
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12 WHEREAS, the 2019-2020 Budget for the State of California provided CalHFA with a
13 one—time appropriation to be used over four years to finance, among other things, low— and
14 moderate—income housing (“*AB 101 Funds*”);
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16 WHEREAS, the CalHFA Board of Directors (“*Board*”) previously authorized the use of
17 certain AB 101 Funds pursuant to Resolution No. 19-14 for the creation and implementation of
18 innovative financing tools for homeownership, including but not limited to, construction
19 financing for accessory dwelling units;
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21 WHEREAS, the 2021-2022 Budget for the State of California provided CalHFA with a
22 one—time appropriation of \$81,000,000 from the Federal Coronavirus state fiscal recovery fund
23 (42 U.S.C. § 802) to be used to finance accessory dwelling units or junior accessory dwelling
24 units by low— and moderate—income households (“*AB 128 Funds*”, and together with the AB
25 101 Funds collectively referred to herein as the “*State Funds*”);
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27 WHEREAS, low— and moderate—income homeowners have been disproportionately
28 impacted by the COVID-19 pandemic;
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30 WHEREAS, mindful of and pursuant to US Treasury’s Interim Final Rule’s guidance,
31 CalHFA staff has developed a grant program using the State Funds to be marketed and made
32 through CalHFA—approved lenders to eligible low— and moderate—income homeowners to
33 help finance the construction of accessory dwelling units or junior accessory dwelling units
34 (“*ADU Grant Program*”), as more particularly described in the staff report presented to the
35 Board at the meeting (“*Staff Report*”) and incorporated herein; and
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37 WHEREAS, among the purposes of the ADU Grant Program is to (i) alleviate some of
38 the hardships related to housing experienced by certain low— and moderate—income
39 households created by the COVID-19 pandemic; (ii) to strengthen communities by increasing
40 homeowner equity, intergenerational wealth building opportunities and stabilizing a
41 homeowner’s financial situation by creating an income producing ADU; (iii) stabilize
42 neighborhoods having experienced negative economic impacts resulting from the pandemic,
43 with a particular focus on serving socially disadvantaged areas such as Qualified Census Tracts
44 (QCTs), as defined by the US Department of Housing and Urban Development (HUD); (iv)
45 create housing densities in existing neighborhoods; (v) provide affordable housing opportunities
46 to extended family members, the elderly, and persons and families of low— and moderate—

1 income; and (vi) create economic opportunities for eligible owners to maximize use of their
2 single—family residential properties.

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4 NOW, THEREFORE, BE IT RESOLVED by the Board, in consideration of the above, as
5 follows:

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7 Section 1. Recitals. The Board hereby accepts that the above recitals are accurate and
8 have served together with the Staff Report accompanying this Resolution and the additional
9 information the Board has been provided at the meeting as the basis for the approvals and
10 directives set forth in this Resolution.

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12 Section 2. Findings and Declarations. The Board hereby finds that low— and
13 moderate—income homeowners have been disproportionately impacted by the COVID-19
14 pandemic, and declares that ADU Grant Program serves to strengthen homeownership and
15 stabilize communities of for such populations.

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17 Section 3. Use of State Funds. The Board hereby acknowledges and authorizes the
18 Executive Director or her designee to accept the SB 128 Funds allocated by the Department of
19 Finance to the Agency and to administer the State Funds for the purposes set forth therein.

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21 Section 4. Authorization of the ADU Grant Program. The Board hereby approves of the
22 ADU Grant Program, as more particularly described in the Staff Report, and authorizes the
23 Executive Director or her designee to implement said program by dispersing the State Funds as
24 soon as practicable, and to execute all agreements, amendments and ancillary documents, and to
25 make any changes to said program reasonably necessary, to effectuate the intent for which the
26 State Funds have been allocated to the Agency.

1 SECRETARY'S CERTIFICATE

2
3 I, Claire Tauriainen, the undersigned, do hereby certify that I am the duly authorized
4 Secretary of the Board of Directors of the California Housing Finance Agency, and hereby
5 further certify that the foregoing is a full, true, and correct copy of Resolution No. 21-17 duly
6 adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency
7 duly called and held on the 23rd day of September 2021, at which meeting all said directors had
8 due notice, a quorum was present and that at said meeting said resolution was adopted by the
9 following vote:

10
11 AYES: Avila Farias, Gallagher, Gunn (for Imbasciani), Gunning, Hunter, Starr
12 (for Ma), Velasquez, Grant (for Castro Ramirez), Prince, Russell, Sotelo,
13 White
14
15 NOES: None
16
17 ABSTENTIONS: None
18
19 ABSENT: None

20
21 IN WITNESS WHEREOF, I have executed this certificate hereto this 23rd day of
22 September 2021.

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25 ATTEST: Claire Tauriainen
26 CLAIRE TAURIAINEN
27 Secretary of the Board of Directors of the
28 California Housing Finance Agency
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