

1 BOARD OF DIRECTORS
2 OF THE CALIFORNIA HOUSING FINANCE AGENCY
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4
5 RESOLUTION NO. 25-14
6

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 1271 E. Julian St., L.P., a California limited partnership (the "**Borrower**"),
11 seeking a loan commitment, the proceeds of which are to be used to provide financing for a
12 multifamily housing development located in the City of San Jose, County of Santa Clara,
13 California, to be known as Julian Street Studios (the "**Development**"); and
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15 WHEREAS, the loan application has been reviewed by Agency staff which prepared a
16 report presented to the Board on the meeting date recited below (the "**Staff Report**"),
17 recommending Board approval subject to certain recommended terms and conditions; and
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19 WHEREAS, Agency staff has determined or expects to determine prior to making a
20 binding commitment to fund the loan for which the application has been made, that (i) the Agency
21 can effectively and prudently raise capital to fund the loan for which the application has been
22 made, by direct access to the capital markets, by private placement, or other means and (ii) any
23 financial mechanisms needed to insure prudent and reasonable financing of loans can be achieved;
24 and
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26 WHEREAS, pursuant to the Executive Director's authority to issue Conduit Bonds,
27 under Resolution 24-10 the Agency has filed an application with the California Debt Limit
28 Allocation Committee ("**CDLAC**") for an allocation of California Qualified Private Activity
29 Bonds for the Development; and
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31 WHEREAS, pursuant to Resolution 25-08, the Agency may additionally issue refunding
32 bonds utilizing "Recycled" private activity bond volume cap pursuant to 26 U.S.C. 146(i)(6); and
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34 WHEREAS, the Development has received a TEFRA Resolution as required by the Tax
35 Equity and Fiscal Responsibility Act of 1983, and under 26 U.S.C. section 147(f); and
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37 WHEREAS, Section 1.150-2 of the Treasury Regulations requires the Agency, as the
38 issuer of tax-exempt bonds, to declare its reasonable official intent to reimburse prior expenditures
39 for the Development with proceeds of a subsequent borrowing; and
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41 WHEREAS, on February 21, 2024, the Executive Director exercised the authority
42 delegated to her under Resolution 15-16 to declare the official intent of the Agency to reimburse
43 such prior expenditures for the Development; and
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45 WHEREAS, the Agency has conditionally approved a subsidy loan pursuant to
46 CalHFA's Mixed-Income Program ("**MIP**") pursuant to its authority under Resolutions 19-02 and
47 19-14; and

WHEREAS, the Board wishes to grant the staff the authority to enter into a loan commitment to provide permanent financing for the development and taking out the Conduit Bonds upon Agency staff determining in its judgment that reasonable and prudent financing mechanisms can be achieved;

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

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

<u>PROJECT NUMBER</u>	<u>DEVELOPMENT NAME/ LOCALITY</u>	<u>MORTGAGE AMOUNT</u>	
24-005-A/X/N	JULIAN STREET STUDIOS City of San Jose, County of Santa Clara California	\$44,863,000.00	Tax-Exempt Bond 1 st Lien Loan with HUD Risk Share
		\$ 4,000,000.00	Mixed-Income Program Residual Receipts 2 nd Lien Loan

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 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. 25-14 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 22nd day of May, 2025, 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: Grant (for Moss), Limon, Wiant (for Ma), Prince, Russell, Feigles (for Sin), Sotelo, Velasquez, White, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Cabildo, Cervantes

IN WITNESS WHEREOF, I have executed this certificate hereto this 22nd day of May, 2025.

ATTEST:



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