

1 BOARD OF DIRECTORS  
2 OF THE CALIFORNIA HOUSING FINANCE AGENCY  
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4  
5 RESOLUTION NO. 25-04  
6

7 RESOLUTION AUTHORIZING A FINAL LOAN COMMITMENT  
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9 WHEREAS, the California Housing Finance Agency (the “Agency”) has received a  
10 loan application on behalf of Rise Carmel LP, 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 Marcos, County of San Diego,  
13 California, to be known as North City Affordable (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  
21 Agency can effectively and prudently raise capital to fund the loan for which the application has  
22 been made, by direct access to the capital markets, by private placement, or other means and (ii)  
23 any financial mechanisms needed to insure prudent and reasonable financing of loans can be  
24 achieved; 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 24-10, the Agency may additionally issue  
32 refunding bonds utilizing “Recycled” private activity bond volume cap pursuant to 26 U.S.C.  
33 146(i)(6); and  
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35 WHEREAS, the Development has received a TEFRA Resolution as required by the  
36 Tax Equity and Fiscal Responsibility Act of 1983, and under 26 U.S.C. section 147(f); and  
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38 WHEREAS, Section 1.150-2 of the Treasury Regulations requires the Agency, as the  
39 issuer of tax-exempt bonds, to declare its reasonable official intent to reimburse prior  
40 expenditures for the Development with proceeds of a subsequent borrowing; and  
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42 WHEREAS, on February 21, 2024, the Executive Director exercised the authority  
43 delegated to her under Resolution 15-16 to declare the official intent of the Agency to reimburse  
44 such prior expenditures for the Development; and  
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1 WHEREAS, the Agency has conditionally approved a subsidy loan pursuant to  
2 CalHFA’s Mixed-Income Program (“MIP”) pursuant to its authority under Resolutions 19-02  
3 and 19-14; and  
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5 WHEREAS, the Board wishes to grant the staff the authority to enter into a loan  
6 commitment to provide permanent financing for the development and taking out the Conduit  
7 Bonds upon Agency staff determining in its judgment that reasonable and prudent financing  
8 mechanisms can be achieved;  
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10 NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the “Board”) of  
11 the California Housing Finance Agency as follows:  
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13 1. The Executive Director, or in her absence, the Chief Deputy Director, is hereby  
14 authorized to execute and deliver a final commitment letter, in a form acceptable to the Agency,  
15 and subject to recommended terms and conditions set forth in the Staff Report and any terms  
16 and conditions as the Board has designated in the Minutes of the Board Meeting, in relation to  
17 the Development described above and as follows:  
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<u>PROJECT NUMBER</u>	<u>DEVELOPMENT NAME/ LOCALITY</u>	<u>MORTGAGE AMOUNT</u>	
24-006-A/X/S	NORTH CITY AFFORDABLE City of San Marcos, County of San Diego	\$39,150,000.00	Tax-Exempt Bond 1 <sup>st</sup> Lien Loan with HUD Risk Share
		\$ 4,000,000.00	Mixed-Income Program Residual Receipts 2 <sup>nd</sup> Lien Loan

19 The Board recognizes that in the event that staff cannot determine that reasonable and prudent  
20 financing mechanisms can be achieved, the staff will not enter into loan commitments to finance  
21 the Development. In addition, access to capital markets may require significant changes to the  
22 terms of loans submitted to the Board. Notwithstanding paragraph 2 below, the staff is  
23 authorized to make any needed modifications to the loan which in staff’s judgment are directly  
24 or indirectly the result of the disruptions to the capital markets referred to above.  
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27 2. The Executive Director may modify the terms and conditions of the loan or  
28 loans as described in the Staff Report, provided that major modifications, as defined below,  
29 must be submitted to this Board for approval. “Major modifications” as used herein means  
30 modifications which either (i) increase the total aggregate amount of any loans made pursuant to  
31 the Resolution by more than 7%; or (ii) modifications which in the judgment of the Executive  
32 Director, or in her absence, the Chief Deputy Director of the Agency, adversely change the  
33 financial or public purpose aspects of the final commitment in a substantial way.  
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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. 25-04 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 20<sup>th</sup> day of February 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: Cervantes, Henning (for Ma), Feigles (for Sin), Olmstead (for Velasquez), Prince, Russell, Sotelo, White, Williams

NOES: None

ABSTENTIONS: None

ABSENT: Cabildo, Limon, Moss

IN WITNESS WHEREOF, I have executed this certificate hereto this 20<sup>th</sup> day of February, 2025.

ATTEST: Claire Tauriainen  
CLAIRE TAURIAINEN  
Secretary of the Board of Directors of the  
California Housing Finance Agency