

**Golden State Finance
Authority (GSFA)
Multi-Family Review and Approval Action
Team Meeting**



**Wednesday, November 16, 2016
8:30 A.M.**

**1215 K Street, Suite 1650
Sacramento CA 95814
916-447-4806**



Golden State Finance Authority
1215 K Street, Suite 1650 · Sacramento, California 95814
Phone: 855-740-8422 · Fax: 916-444-3551 · www.gsfahome.org

**Golden State Finance Authority (GSFA)
Multi-Family Review and Approval Action Team Meeting
Wednesday, November 16, 2016
8:30 a.m.
1215 K Street Suite 1650
Sacramento, CA 95814**

AGENDA

Multi Family Review and Approval Action Team Members:

Supervisor Kevin Cann, Mariposa County
Supervisor Diane Dillon, Napa County
Supervisor Randy Hanvelt, Tuolumne County
Supervisor Les Baugh, Shasta County
Supervisor Rex Bohn, Humboldt County

Member:

Teleconference Address

1. **Call to Order & Determination of Quorum**
Supervisor Kevin Cann, Mariposa County
2. **Public Testimony**
Presentation only of any matters of concern to the general public
3. **Approval of the Minutes of the August 17, 2016 Meeting** **Page 1**
4. **GSFA Resolution 2016-14: Authorizing the Making of a Specified Amount of Subordinate Loan for Certain Projects – ACTION** **Page 5**
Craig Ferguson, Vice President
5. **GSFA Resolutions 2016-15; 2016-16; 2016-17; 2016-18 - The Issuance and Delivery of Multi-Family Housing Revenue Bonds** **Page 13**
<http://www.gsfahome.org/admin/notices.shtml>
Craig Ferguson
 - a) **Resolution 2016-15: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: Seasons San Juan Capistrano – ACTION** **Page 17**
 - b) **Resolution 2016-16: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: Courtyard Fullerton – ACTION** **Page 23**

**c) Resolution 2016-17: Authorizing the Issuance and Delivery Page 29
of Multi-Family Housing Revenue Bonds:
Seasons Lakewood – ACTION**

**d) Resolution 2016-18: Authorizing the Issuance and Delivery Page 35
of Multi-Family Housing Revenue Bonds:
Harmony Terrace Simi Valley – ACTION**

6. Adjournment

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participant in a public meeting, please call Sarah Bolnik at (916) 384-1619 at least 48 hours before the meeting.

Agenda items will be taken as close as possible to the schedule indicated. Any member of the general public may comment on agenda items at the time of discussion. In order to facilitate public comment, please let staff know if you would like to speak on a specific agenda item.

**Golden State Finance Authority (GSFA)
Multi-Family Review and Approval Action Team Meeting
Wednesday, August 17, 2016
8:30 a.m.
Teleconference at (916) 326-5821
1215 K Street Suite 1650
Sacramento, CA 95814**

Minutes

Multi-Family Review and Approval Action Team:

Supervisor Rex Bohn, Humboldt County
Supervisor Kevin Cann, Mariposa County
Supervisor Diane Dillon, Napa County
Supervisor Les Baugh, Shasta County
Supervisor Randy Hanvelt, Tuolumne County

Call to Order and Determination of Quorum

GSFA Vice Chair, Supervisor Randy Hanvelt, Tuolumne County, called the Golden State Finance Authority Multi-Family Review and Approval Action Team Meeting to order at 8:30 a.m. A quorum was determined at that time; those present were as follows:

Supervisors Present

Supervisor Kevin Cann, Mariposa County
Supervisor Randy Hanvelt, Tuolumne County
Supervisor Les Baugh, Shasta County

Supervisors Present via Teleconference

Supervisor Rex Bohn, Humboldt County, 825 Fifth Street, Room 111, Eureka

Absent Members

Supervisor Diane Dillon, Napa County

Staff in Attendance

Greg Norton, Executive Director
Craig Ferguson, RCRC Vice President
Sarah Bolnik, RCRC Office Manager

Approval of Minutes of the June 8, 2016 Meeting

(Team Members absent from the meeting will be recorded as abstained unless indicated otherwise)

Supervisor Les Baugh, Shasta County, motioned to approve the minutes of the June 8, 2016 GSFA Multi-Family Review and Approval Action Team Meeting. Supervisor Rex Bohn, Humboldt County, seconded the motion. Motion passed.

GSFA Resolution 2016-08: Official Intent to Issue Multi-Family Housing Revenue Bonds

Craig Ferguson, Vice President, reviewed with the GSFA Multi-Family Review and Approval Action team Resolution 2016-08. This resolution demonstrates to the California Debt Limit Allocation Committee (CDLAC) the willingness of the Authority to issue bonds for the projects if all issuance requirements are met.

Recommendation

It is recommended that GSFA Multi-Family Approval and Action team review and approve the following:

1. Resolution 2016-08 authorizing:

The issuance of debt for the financing of multi-family housing projects, the development and approval of financing structures, application procedures and the participation in any application required to assist a potential borrower in being awarded tax exempt volume cap by CDLAC.

Supervisor Les Baugh, Shasta County, motioned to approve GSFA Resolution 2016-08. Supervisor Rex Bohn, Humboldt County, seconded the motion. Motion unanimously passed by a roll call vote.

Aye: Supervisor Kevin Cann, Mariposa County; Supervisor Les Baugh, Shasta County; Supervisor Rex Bohn, Humboldt County; Supervisor Randy Hanvelt, Tuolumne County

Nay: 0

Absent: Supervisor Diane Dillon, Napa County

GSFA Resolution 2016-09: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: Las Palmas II

Craig Ferguson reviewed with the GSFA Multi-Family Review and Approval Action team Resolution 2016-09.

Recommendation

It is recommended that GSFA Multi-Family Approval and Action team review and approve GSFA Resolution 2016-09.

Supervisor Randy Hanvelt, Tuolumne County, motioned to approve GSFA Resolution 2016-09. Supervisor Les Baugh, Shasta County, seconded the motion. Motion unanimously passed by a roll call vote.

Aye: Supervisor Kevin Cann, Mariposa County; Supervisor Les Baugh, Shasta County; Supervisor Rex Bohn, Humboldt County; Supervisor Randy Hanvelt, Tuolumne County

Nay: 0

Absent: Supervisor Diane Dillon, Napa County

GSFA Resolution 2016-10: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: Village at Madera

Craig Ferguson reviewed with the GSFA Multi-Family Review and Approval Action team Resolution 2016-10.

Recommendation

It is recommended that GSFA Multi-Family Approval and Action team review and approve GSFA Resolution 2016-10.

Supervisor Randy Hanvelt, Tuolumne County, motioned to approve GSFA Resolution 2016-10. Supervisor Les Baugh, Shasta County, seconded the motion. Motion unanimously passed by a roll call vote.

Aye: Supervisor Kevin Cann, Mariposa County; Supervisor Les Baugh, Shasta County; Supervisor Rex Bohn, Humboldt County; Supervisor Randy Hanvelt, Tuolumne County

Nay: 0

Absent: Supervisor Diane Dillon, Napa County

GSFA Resolution 2016-11: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: San Vicente Townhomes

Craig Ferguson reviewed with the GSFA Multi-Family Review and Approval Action team Resolution 2016-11.

Recommendation

It is recommended that GSFA Multi-Family Approval and Action team review and approve GSFA Resolution 2016-11.

Supervisor Randy Hanvelt, Tuolumne County, motioned to approve GSFA Resolution 2016-11. Supervisor Les Baugh, Shasta County, seconded the motion. Motion unanimously passed by a roll call vote.

Aye: Supervisor Kevin Cann, Mariposa County; Supervisor Les Baugh, Shasta County; Supervisor Rex Bohn, Humboldt County; Supervisor Randy Hanvelt, Tuolumne County

Nay: 0

Absent: Supervisor Diane Dillon, Napa County

GSFA Resolution 2016-12: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: Summerhill Family

Craig Ferguson reviewed with the GSFA Multi-Family Review and Approval Action team Resolution 2016-12.

Recommendation

It is recommended that GSFA Multi-Family Approval and Action team review and approve GSFA Resolution 2016-12.

Supervisor Les Baugh, Shasta County, motioned to approve GSFA Resolution 2016-12. Supervisor Randy Hanvelt, Tuolumne County, seconded the motion. Motion unanimously passed by a roll call vote.

Aye: Supervisor Kevin Cann, Mariposa County; Supervisor Les Baugh, Shasta County; Supervisor Rex Bohn, Humboldt County; Supervisor Randy Hanvelt, Tuolumne County

Nay: 0

Absent: Supervisor Diane Dillon, Napa County

GSFA Resolution 2016-13: Authorizing the Issuance and Delivery of Multi-Family Housing Revenue Bonds: Harmony Court Bakersfield Apartments

Craig Ferguson reviewed with the GSFA Multi-Family Review and Approval Action team Resolution 2016-13.

Recommendation

It is recommended that GSFA Multi-Family Approval and Action team review and approve GSFA Resolution 2016-13.

Supervisor Rex Bohn, Humboldt County, motioned to approve GSFA Resolution 2016-13. Supervisor Randy Hanvelt, Tuolumne County, seconded the motion. Motion unanimously passed.

Aye: Supervisor Kevin Cann, Mariposa County; Supervisor Les Baugh, Shasta County; Supervisor Rex Bohn, Humboldt County; Supervisor Randy Hanvelt, Tuolumne County

Nay: 0

Absent: Supervisor Diane Dillon, Napa County

Adjournment

Chair, Supervisor Kevin Cann, Mariposa County, adjourned the meeting of the GSFA Multi-Family Review and Approval Action Team at 8:42 a.m.



To: GSFA Multi-Family Review and Approval Action Team
From: Craig Ferguson, Vice President
Date: 11/8/2016
Re: GSFA Resolution 2016-14: Authorizing the Making of a Specified Amount of Subordinate Loan for Certain Projects - **ACTION**

Summary

The Multi-Family Review and Approval Action Team (the "Team") on behalf of the Board of the Golden State Finance Authority (the "Authority") is being asked to adopt a resolution on behalf of the Authority that authorizes the making of a specified amount of subordinate loan for certain of the Projects identified on Exhibit A, and for certain other Projects for which the issuance of Bonds has previously been approved. The Authority has previously authorized, in general, the making of subordinate loans in connection with multifamily housing revenue bonds issued by the Authority for the purpose of financing the acquisition and rehabilitation of multifamily rental housing developments, and has previously made subordinate loans relating to certain of such developments pursuant to such previous authorization. The resolution that authorizes specific amounts of subordinate loans will provide a clear legislative history of the amount of subordinate loan for a Project, as described on Exhibit B hereto.

Recommendation

It is recommended that the Team approve Resolution 2016-14 authorizing the making of a specified amount of subordinate loan for certain Projects identified on Exhibit A, and for certain other Projects for which the issuance of Bonds has previously been approved.

Attachment(s)

- Exhibit A – Subordinate Loans
- GSFA Resolution 2016-14

**EXHIBIT A
SUBORDINATE LOANS**

Project Name	Project Location	Units	Multifamily/ Senior Housing Project	Name of Initial Owner/Operator	Subordinate Loan Amount
Village at Madera	City of Madera County of Madera	75	Multifamily Housing Project	Village Madera AR, L.P.	\$350,000
Summerhill Family Apartments	City of Bakersfield County of Kern	128	Multifamily Housing Project	Summerhill Bakersfield AR, L.P.	\$350,000
Seasons Lakewood	City of Lakewood County of Los Angeles	85	Senior Housing Project	Seasons Lakewood AR, L.P.	\$350,000
Harmony Terrace Apartments	City of Simi Valley County of Ventura	136	Senior Housing Project	Harmony Simi Valley AR, L.P.	\$300,000

RESOLUTION NO. 2016-14

A RESOLUTION OF THE GOLDEN STATE FINANCE AUTHORITY AUTHORIZING SUBORDINATE LOANS BY THE AUTHORITY RELATING TO CERTAIN MULTIFAMILY HOUSING REVENUE BONDS OF THE AUTHORITY TO FINANCE VARIOUS MULTIFAMILY RENTAL HOUSING PROJECTS AND RELATED ACTIONS

WHEREAS, the Golden State Finance Authority (referred to herein as the “**Authority**”) is authorized and empowered by the Title 1, Division 7, Chapter 5 of the California Government Code to issue multifamily housing revenue bonds pursuant to Part 5 (commencing with Section 52030) of the California Health and Safety Code (the “**Act**”), for the purpose of financing multifamily and senior rental housing projects; and

WHEREAS, Section 7.g of the Authority’s Amended and Restated Joint Exercise of Powers Agreement, dated as of May 5, 2015, as the same may be amended (the “**Agreement**”) provides that the Governing Board of the Authority (the “**Board**”) has the authority, by resolution, to delegate any of its functions to one or more Delegates (as defined in the Agreement), and to cause any such authorized Delegates to take any actions and execute documents for and in the name and on behalf of the Board or the Authority;

WHEREAS, the Authority adopted Amended and Restated Resolution No. 2015-04 on August 19, 2015, authorizing the delegation of certain authority to review and approve matters relating to the financing of multifamily project applications on behalf of the Authority, including the making of loans and grants by the Authority, the issuance of conduit revenue bonds by the Authority and the execution of all documents relating to such financing on behalf of the Authority to the Authority’s Multi-Family Review and Approval Action Team (the “**Team**”);

WHEREAS, the Authority has previously authorized the making of subordinate loans by the Authority in connection with multifamily housing revenue bonds issued by the Authority pursuant to the Act for the purpose of financing the acquisition and rehabilitation of multifamily rental housing developments, and has previously made subordinate loans relating to certain of such developments pursuant to such previous authorization;

WHEREAS, the Authority now wishes to identify and authorize specified multifamily rental housing developments for which subordinate loans will be provided by the Authority upon the issuance and sale of multifamily housing revenue bonds (the “**Bonds**”) for the benefit of the borrowers identified in **Exhibit A** hereto and/or related entities (collectively, the “**Borrowers**”) in connection with the multifamily rental housing developments identified in **Exhibit A** hereto (collectively, the “**Projects**”), such subordinate loans to be in the respective amounts identified in **Exhibit A**; and

NOW, THEREFORE, BE IT RESOLVED by the members of the Team, in the name of and on behalf of the Board and the Authority as follows:

1. The above recitals, and each of them, are true and correct.
2. The Authority hereby determines that it is necessary and desirable to provide additional financing for the Projects identified in **Exhibit A** by the making of a subordinate loan for each such Project upon the issuance and sale of Bonds for such Project pursuant to the Act, in aggregate loan amounts not to exceed the amounts set forth in **Exhibit A**. This action is taken expressly for the purpose of inducing the Borrowers to undertake the Projects, and nothing contained herein shall be construed to signify that the Projects comply with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any program participant, officer or agent of the Authority will grant any such approval, consent or permit that may be required in connection with the acquisition and rehabilitation of the Projects, or that the Authority will make any expenditures, incur any indebtedness, or proceed with the financing of the Projects.

PASSED, APPROVED AND ADOPTED by the Golden State Finance Authority this November __, 2016.

The undersigned, an Authorized Signatory of the Golden State Finance Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Multi-Family Review and Approval Action Team of the Authority at a duly called meeting of the Multi-Family Review and Approval Action Team of the Authority held in accordance with law on November __, 2016.

By: _____
Authorized Signatory

To: GSFA Multi-Family Review and Approval Action Team
From: Craig Ferguson, Vice President
Date: 11/8/2016
Re: GSFA Resolutions 2016-15, 2016-16, 2016-17, 2016-18: Official Intent to Issue Multi-Family Housing Revenue Bonds – **ACTION**

Summary

The Multi-Family Review and Approval Action Team (the “Team”) on behalf of the Board of the Golden State Finance Authority (the “Authority”) is being asked to adopt four resolutions authorizing the issuance by the Authority of multifamily housing revenue bonds (collectively, the “Bonds”) for the purpose of financing four multifamily or senior residential housing facilities located in two counties and one city that are members or associate members of the Authority (each a “Project” and collectively the “Projects”). The Projects and the Bonds are described on the attached Exhibit A.

The Authority previously approved an inducement resolution covering all of the Projects. At that time, it was noted that there were several steps to be taken before Bonds could be issued for any Project, including that the Project needed to receive “private activity bond” allocation from the California Debt Limit Allocation Committee (“CDLAC”) and that the “applicable elected representatives” of the applicable County or City in which the applicable Project is located, that is the Board of Supervisors or City Council, adopt a resolution approving the issuance of such “private activity bonds” after a public hearing has been held which has been noticed in a newspaper of general circulation in such jurisdiction. Each County Board of Supervisors or City Council, as applicable, has adopted a resolution approving the issuance of such bonds after a public hearing, and CDLAC has awarded “private activity bond” allocation for each Project and series of Bonds at its meeting on either September 21 or October 19, 2016, as applicable.

As noted in each Bond Resolution, all of the Bonds will be privately placed with America First Multifamily Investors, L.P., or an affiliate thereof (the “Purchaser”), as the initial purchaser of the Bonds. The Bond Resolution also approves the execution and delivery of Bond documents, which are substantially in the form expected to be entered at the Bond closing, other than the completion of such items as the final Bond principal amount, interest rate and the like. (The interest rate on the senior bonds of each series is expected to be in the range of 5.00%, and the interest rate on the subordinate bonds is expected to be in the range of 8.0%; the final maturity date is expected to be no later than December 1, 2033.) These Bond documents for each series include the Trust

Indenture which sets out the terms and provisions of the Bonds, the Loan Agreement under which the proceeds of the Bonds will be loaned to the applicable California limited partnership, as the borrower (the "Borrower") with respect to the Project, the Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") that sets out the Borrower's agreement to provide at least 40% of the units to low and moderate income tenants, and such other documents and certificates as needed for the issuance of the Bonds. (In fact, because each Project will be financed in part with low income housing tax credits, it is expected that 100% of the units will be rented to low and moderate income tenants.) Before the Bonds of each series are issued, the final Bond terms will be agreed to between the Borrower and the Purchaser, and these terms will be incorporated into the Bond documents.

It is important to note that the Bonds, when issued, will not be secured by any form of taxation, or by any obligation of either the County or City, as applicable, or the Authority. The debt does not represent or constitute a general obligation of either the Authority or the County or City. The Bonds will be payable solely from amounts received pursuant to the terms and provisions of the Loan Agreement and other Bond documents. In the Loan Agreement, the Borrower provides comprehensive indemnification to the Authority and its members and associate members, including the County or City.

Recommendation

It is recommended that the Team approve Resolutions 2016-15, 2016-16, 2016-17, 2016-18 authorizing the issuance of debt for the financing of multi-family housing projects, the development and approval of financing structures, application procedures and participation in any application required to assist a potential borrower in being awarded tax exempt volume cap by CDLAC for the projects listed in Exhibit B.

Attachment(s)

- Exhibit A - Bonds
- GSFA Resolution 2016-15
- GSFA Resolution 2016-16
- GSFA Resolution 2016-17
- GSFA Resolution 2016-18

**EXHIBIT A
BONDS**

Project Name	Project Location	Units	Multifamily/ Senior Housing Project	Name of Initial Owner/Operator	Final Not To Exceed Bond Amount
Courtyard Apartments	City of Fullerton County of Orange	108	Multifamily Housing Project	Courtyard Fullerton AR, L.P.	\$16,458,000
Seasons Senior Apartments	City of San Juan Capistrano County of Orange	112	Senior Housing Project	Seasons San Juan Capistrano AR, L.P.	\$18,949,000
Seasons Lakewood	City of Lakewood County of Los Angeles	85	Senior Housing Project	Seasons Lakewood AR, L.P.	\$12,610,000
Harmony Terrace Apartments	City of Simi Valley County of Ventura	136	Senior Housing Project	Harmony Simi Valley AR, L.P.	\$14,300,000

RESOLUTION NO. 2016-15

A RESOLUTION OF THE GOLDEN STATE FINANCE AUTHORITY AUTHORIZING THE ISSUANCE AND DELIVERY OF SENIOR HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$18,949,000 FOR THE FINANCING OF A SENIOR RENTAL HOUSING PROJECT GENERALLY KNOWN AS SEASONS SENIOR APARTMENTS LOCATED IN SAN JUAN CAPISTRANO, CALIFORNIA; DETERMINING AND PRESCRIBING CERTAIN MATTERS AND APPROVING AND AUTHORIZING THE EXECUTION OF AND DELIVERY OF VARIOUS DOCUMENTS RELATED THERETO; RATIFYING ANY ACTION HERETOFORE TAKEN AND APPROVING RELATED MATTERS IN CONNECTION WITH THE BONDS

WHEREAS, the Golden State Finance Authority (referred to herein as the “Authority”) is authorized by the Joint Powers Act, commencing with Section 6500 of the California Government Code (the “JPA Law”), and its Amended and Restated Joint Exercise of Powers Agreement, dated as of July 1, 1993, as the same may be amended (the “Agreement”), to issue revenue bonds for the purpose of financing, among other things, the construction, acquisition, development and rehabilitation of multifamily rental housing projects in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code (the “Housing Law”);

WHEREAS, Section 7.g of the Agreement provides that the Governing Board of the Authority (the “Board”) has the authority, by resolution, to delegate any of its functions to one or more Delegates (as defined in the Agreement), and to cause any such authorized Delegates to take any actions and execute documents for and in the name and on behalf of the Board or the Authority;

WHEREAS, the Authority adopted Amended and Restated Resolution No. 2015-04 on August 19, 2015, authorizing the delegation of certain authority to review and approve matters relating to the financing of multifamily project applications on behalf of the Authority, including the making of loans and grants by the Authority, the issuance of conduit revenue bonds by the Authority and the execution of all documents relating to such financing on behalf of the Authority to the Authority’s Multi-Family Review and Approval Action Team (the “Team”);

WHEREAS, Seasons San Juan Capistrano AR, L.P., a California limited partnership, and entities related thereto (collectively, the “Borrower”), has requested that the Authority issue and sell revenue bonds to assist in the financing of the acquisition, rehabilitation and development of a 112-unit senior rental housing development located in the City of San Juan Capistrano, County of Orange, California and known as Seasons Senior Apartments (the “Project”);

WHEREAS, on October 19, 2016, the Authority received allocations in the amounts of \$18,949,000 (the “Allocation Amount”) from the California Debt Limit Allocation Committee (“CDLAC”) in connection with the Project;

WHEREAS, the County of Orange is an Associate Member (as defined in the Agreement) of the Authority;

WHEREAS, the Authority is willing to issue not to exceed \$18,949,000 aggregate principal amount of its Senior Housing Revenue Bonds (Seasons San Juan Capistrano Apartments Project) 2016 Series F-1 (the “Series F-1 Bonds”) and its Subordinate Senior Housing Revenue Bonds (Seasons San Juan Capistrano Apartments Project) 2016 Series F-2 (the “Series F-2 Bonds” and together with the

Series F-1 Bonds, the “Bonds”), provided that the aggregate portion of such Bonds issued as federally tax-exempt obligations shall not exceed the Allocation Amount, and loan the proceeds thereof to the Borrower to assist in providing financing for the Project, which will allow the Borrower to reduce the cost of the Project and to assist in providing housing for low income persons;

WHEREAS, the Bonds will be privately placed with America First Multifamily Investors, L.P., or an affiliate thereof (the “Purchaser”), as the purchaser of the Bonds and lender, servicer, disbursing agent and financial monitor with respect to such Bonds;

WHEREAS, there have been prepared and made available to the members of the Team the following documents required for the issuance of the Bonds, and such documents are now in substantial form and appropriate instruments to be executed and delivered for the purposes intended:

(1) Trust Indenture (the “Indenture”), to be entered into between the Authority and Wilmington Trust, National Association, as trustee (the “Trustee”);

(2) Loan Agreement (the “Loan Agreement”), to be entered into between the Authority and the Borrower; and

(3) Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), to be entered into among the Borrower, the Authority and the Trustee.

NOW, THEREFORE, BE IT RESOLVED by the members of the Team, in the name of and on behalf of the Board and the Authority, as follows:

Section 1. The recitals set forth above are true and correct, and the members of the Team hereby find them to be so.

Section 2. Pursuant to the JPA Law and the Indenture, and in accordance with the Housing Law, the Authority is hereby authorized to issue two or more series of Bonds. The Bonds shall be designated as “Golden State Finance Authority Senior Housing Revenue Bonds (Seasons San Juan Capistrano Apartments Project) 2016 Series F-1” and “Golden State Finance Authority Subordinate Senior Housing Revenue Bonds (Seasons San Juan Capistrano Apartments Project) 2016 Series F-2” with appropriate modifications and series and sub-series designations as necessary, in an aggregate principal amount not to exceed \$18,949,000; provided that the aggregate principal amount of any tax-exempt Bonds issued shall not exceed the Allocation Amount. The Bonds shall be issued in the form set forth in and otherwise in accordance with the Indenture, and shall be executed on behalf of the Authority by the facsimile signature of the Chair of the Board or the manual signature of any Authorized Signatory (as defined below), and attested by the facsimile signature of the Secretary of the Authority, or the manual signature of any Authorized Signatory. The Bonds shall be issued and secured in accordance with the terms of the Indenture, presented to this meeting, as hereinafter approved. Payment of the principal and purchase price of, and redemption premium, if any, and interest on, the Bonds shall be made solely from amounts pledged thereto under the Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the Authority or any Associate Member or any Member of the Board of the Authority (each, a “Member”).

Section 3. The Indenture substantially as in the form presented at this meeting is hereby approved. Any Member, or any other person as may be designated and authorized to sign for the Authority pursuant to a resolution adopted thereby (including, without limitation, the administrative delegates duly authorized pursuant to a Resolution of the Authority, adopted on August 19, 2015) (together with the Members, each such person is referred to herein individually as an “Authorized

Signatory”), acting alone, is authorized to execute by manual signature and deliver the Indenture, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof. The date, maturity date or dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

Section 4. The Loan Agreement substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Loan Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 5. The Regulatory Agreement and Declaration of Restrictive Covenants substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Regulatory Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 6. The Bonds, when executed, shall be delivered to the Trustee for authentication. The Trustee is hereby requested and directed to authenticate the Bonds by executing the certificate of authentication of the Trustee appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to or at the direction of the Purchaser, in accordance with written instructions executed and delivered on behalf of the Authority by an Authorized Signatory, which any Authorized Signatory, acting alone, is hereby authorized and directed to execute and deliver such instructions to the Trustee. Such instructions shall provide for the delivery of the Bonds to or at the direction of the Purchaser in accordance with the Indenture upon payment of the purchase price thereof.

Section 7. All actions heretofore taken by the officers and agents of the Authority with respect to the financing of the Project and the sale and issuance of the Bonds are hereby approved, ratified and confirmed, and any Authorized Signatory, acting alone, is hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to a tax certificate, a subordination or intercreditor agreement, any endorsement and/or assignment of the deed of trust and such other documents as described in the Indenture, and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority and otherwise in order to carry out the financing of the Project.

Section 8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, any addition or substitution of security for the Bonds or any redemption of the Bonds, may be given or taken by any Authorized Signatory, as appropriate, without further authorization by the Board, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this Resolution and the financing of the Project; provided such action shall not create any

obligation or liability of the Authority other than as provided in the Indenture, and other documents approved herein.

Section 9. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Golden State Finance Authority this November __, 2016.

The undersigned, an Authorized Signatory of the Golden State Finance Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Multi-Family Review and Approval Action Team of the Authority at a duly called meeting of the Multi-Family Review and Approval Action Team of the Authority held in accordance with law on November __, 2016.

By: _____
Authorized Signatory

RESOLUTION NO. 2016-16

A RESOLUTION OF THE GOLDEN STATE FINANCE AUTHORITY AUTHORIZING THE ISSUANCE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,458,000 FOR THE FINANCING OF A MULTIFAMILY RENTAL HOUSING PROJECT GENERALLY KNOWN AS COURTYARD APARTMENTS LOCATED IN FULLERTON, CALIFORNIA; DETERMINING AND PRESCRIBING CERTAIN MATTERS AND APPROVING AND AUTHORIZING THE EXECUTION OF AND DELIVERY OF VARIOUS DOCUMENTS RELATED THERETO; RATIFYING ANY ACTION HERETOFORE TAKEN AND APPROVING RELATED MATTERS IN CONNECTION WITH THE BONDS

WHEREAS, the Golden State Finance Authority (referred to herein as the “Authority”) is authorized by the Joint Powers Act, commencing with Section 6500 of the California Government Code (the “JPA Law”), and its Amended and Restated Joint Exercise of Powers Agreement, dated as of July 1, 1993, as the same may be amended (the “Agreement”), to issue revenue bonds for the purpose of financing, among other things, the construction, acquisition, development and rehabilitation of multifamily rental housing projects in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code (the “Housing Law”);

WHEREAS, Section 7.g of the Agreement provides that the Governing Board of the Authority (the “Board”) has the authority, by resolution, to delegate any of its functions to one or more Delegates (as defined in the Agreement), and to cause any such authorized Delegates to take any actions and execute documents for and in the name and on behalf of the Board or the Authority;

WHEREAS, the Authority adopted Amended and Restated Resolution No. 2015-04 on August 19, 2015, authorizing the delegation of certain authority to review and approve matters relating to the financing of multifamily project applications on behalf of the Authority, including the making of loans and grants by the Authority, the issuance of conduit revenue bonds by the Authority and the execution of all documents relating to such financing on behalf of the Authority to the Authority’s Multi-Family Review and Approval Action Team (the “Team”);

WHEREAS, Courtyard Fullerton AR, L.P., a California limited partnership, and entities related thereto (collectively, the “Borrower”), has requested that the Authority issue and sell revenue bonds to assist in the financing of the acquisition, rehabilitation and development of a 108-unit multifamily rental housing development located in the City of Fullerton, County of Orange, California and known as Courtyard Apartments (the “Project”);

WHEREAS, on September 21, 2016, the Authority received allocations in the amounts of \$16,458,000 (the “Allocation Amount”) from the California Debt Limit Allocation Committee (“CDLAC”) in connection with the Project;

WHEREAS, the County of Orange is an Associate Member (as defined in the Agreement) of the Authority;

WHEREAS, the Authority is willing to issue not to exceed \$16,458,000 aggregate principal amount of its Multifamily Housing Revenue Bonds (Courtyard Apartments Project) 2016 Series G-1 (the “Series G-1 Bonds”) and its Subordinate Multifamily Housing Revenue Bonds (Courtyard Apartments Project) 2016 Series G-2 (the “Series G-2 Bonds” and together with the Series G-1 Bonds, the “Bonds”),

provided that the aggregate portion of such Bonds issued as federally tax-exempt obligations shall not exceed the Allocation Amount, and loan the proceeds thereof to the Borrower to assist in providing financing for the Project, which will allow the Borrower to reduce the cost of the Project and to assist in providing housing for low income persons;

WHEREAS, the Bonds will be privately placed with America First Multifamily Investors, L.P., or an affiliate thereof (the "Purchaser"), as the purchaser of the Bonds and lender, servicer, disbursing agent and financial monitor with respect to such Bonds;

WHEREAS, there have been prepared and made available to the members of the Team the following documents required for the issuance of the Bonds, and such documents are now in substantial form and appropriate instruments to be executed and delivered for the purposes intended:

(1) Trust Indenture (the "Indenture"), to be entered into between the Authority and Wilmington Trust, National Association, as trustee (the "Trustee");

(2) Loan Agreement (the "Loan Agreement"), to be entered into between the Authority and the Borrower; and

(3) Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement"), to be entered into among the Borrower, the Authority and the Trustee.

NOW, THEREFORE, BE IT RESOLVED by the members of the Team, in the name of and on behalf of the Board and the Authority, as follows:

Section 1. The recitals set forth above are true and correct, and the members of the Team hereby find them to be so.

Section 2. Pursuant to the JPA Law and the Indenture, and in accordance with the Housing Law, the Authority is hereby authorized to issue two or more series of Bonds. The Bonds shall be designated as "Golden State Finance Authority Multifamily Housing Revenue Bonds (Courtyard Apartments Project) 2016 Series G-1" and "Golden State Finance Authority Subordinate Multifamily Housing Revenue Bonds (Courtyard Apartments Project) 2016 Series G-2" with appropriate modifications and series and sub-series designations as necessary, in an aggregate principal amount not to exceed \$16,458,000; provided that the aggregate principal amount of any tax-exempt Bonds issued shall not exceed the Allocation Amount. The Bonds shall be issued in the form set forth in and otherwise in accordance with the Indenture, and shall be executed on behalf of the Authority by the facsimile signature of the Chair of the Board or the manual signature of any Authorized Signatory (as defined below), and attested by the facsimile signature of the Secretary of the Authority, or the manual signature of any Authorized Signatory. The Bonds shall be issued and secured in accordance with the terms of the Indenture, presented to this meeting, as hereinafter approved. Payment of the principal and purchase price of, and redemption premium, if any, and interest on, the Bonds shall be made solely from amounts pledged thereto under the Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the Authority or any Associate Member or any Member of the Board of the Authority (each, a "Member").

Section 3. The Indenture substantially as in the form presented at this meeting is hereby approved. Any Member, or any other person as may be designated and authorized to sign for the Authority pursuant to a resolution adopted thereby (including, without limitation, the administrative delegates duly authorized pursuant to a Resolution of the Authority, adopted on August 19, 2015) (together with the Members, each such person is referred to herein individually as an "Authorized Signatory"), acting alone, is authorized to execute by manual signature and deliver the Indenture, with

such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof. The date, maturity date or dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

Section 4. The Loan Agreement substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Loan Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 5. The Regulatory Agreement and Declaration of Restrictive Covenants substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Regulatory Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 6. The Bonds, when executed, shall be delivered to the Trustee for authentication. The Trustee is hereby requested and directed to authenticate the Bonds by executing the certificate of authentication of the Trustee appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to or at the direction of the Purchaser, in accordance with written instructions executed and delivered on behalf of the Authority by an Authorized Signatory, which any Authorized Signatory, acting alone, is hereby authorized and directed to execute and deliver such instructions to the Trustee. Such instructions shall provide for the delivery of the Bonds to or at the direction of the Purchaser in accordance with the Indenture upon payment of the purchase price thereof.

Section 7. All actions heretofore taken by the officers and agents of the Authority with respect to the financing of the Project and the sale and issuance of the Bonds are hereby approved, ratified and confirmed, and any Authorized Signatory, acting alone, is hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to a tax certificate, a subordination or intercreditor agreement, any endorsement and/or assignment of the deed of trust and such other documents as described in the Indenture, and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority and otherwise in order to carry out the financing of the Project.

Section 8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, any addition or substitution of security for the Bonds or any redemption of the Bonds, may be given or taken by any Authorized Signatory, as appropriate, without further authorization by the Board, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this Resolution and the financing of the Project; provided such action shall not create any obligation or liability of the Authority other than as provided in the Indenture, and other documents approved herein.

Section 9. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Golden State Finance Authority this November __, 2016.

The undersigned, an Authorized Signatory of the Golden State Finance Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Multi-Family Review and Approval Action Team of the Authority at a duly called meeting of the Multi-Family Review and Approval Action Team of the Authority held in accordance with law on November __, 2016.

By: _____
Authorized Signatory

RESOLUTION NO. 2016-17

A RESOLUTION OF THE GOLDEN STATE FINANCE AUTHORITY AUTHORIZING THE ISSUANCE AND DELIVERY OF SENIOR HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,610,000 FOR THE FINANCING OF A SENIOR RENTAL HOUSING PROJECT GENERALLY KNOWN AS SEASONS II SENIOR APARTMENTS LOCATED IN LAKEWOOD, CALIFORNIA; DETERMINING AND PRESCRIBING CERTAIN MATTERS AND APPROVING AND AUTHORIZING THE EXECUTION OF AND DELIVERY OF VARIOUS DOCUMENTS RELATED THERETO; RATIFYING ANY ACTION HERETOFORE TAKEN AND APPROVING RELATED MATTERS IN CONNECTION WITH THE BONDS

WHEREAS, the Golden State Finance Authority (referred to herein as the “Authority”) is authorized by the Joint Powers Act, commencing with Section 6500 of the California Government Code (the “JPA Law”), and its Amended and Restated Joint Exercise of Powers Agreement, dated as of July 1, 1993, as the same may be amended (the “Agreement”), to issue revenue bonds for the purpose of financing, among other things, the construction, acquisition, development and rehabilitation of multifamily rental housing projects in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code (the “Housing Law”);

WHEREAS, Section 7.g of the Agreement provides that the Governing Board of the Authority (the “Board”) has the authority, by resolution, to delegate any of its functions to one or more Delegates (as defined in the Agreement), and to cause any such authorized Delegates to take any actions and execute documents for and in the name and on behalf of the Board or the Authority;

WHEREAS, the Authority adopted Amended and Restated Resolution No. 2015-04 on August 19, 2015, authorizing the delegation of certain authority to review and approve matters relating to the financing of multifamily project applications on behalf of the Authority, including the making of loans and grants by the Authority, the issuance of conduit revenue bonds by the Authority and the execution of all documents relating to such financing on behalf of the Authority to the Authority’s Multi-Family Review and Approval Action Team (the “Team”);

WHEREAS, Seasons Lakewood AR, L.P., a California limited partnership, and entities related thereto (collectively, the “Borrower”), has requested that the Authority issue and sell revenue bonds to assist in the financing of the acquisition, rehabilitation and development of an 85-unit senior rental housing development located in the City of Lakewood, County of Los Angeles, California and known as Seasons II Senior Apartments (the “Project”);

WHEREAS, on September 21, 2016, the Authority received allocations in the amounts of \$12,610,000 (the “Allocation Amount”) from the California Debt Limit Allocation Committee (“CDLAC”) in connection with the Project;

WHEREAS, the City of Lakewood, California is an Associate Member (as defined in the Agreement) of the Authority;

WHEREAS, the Authority is willing to issue not to exceed \$12,610,000 aggregate principal amount of its Senior Housing Revenue Bonds (Seasons Lakewood Apartments Project) 2016 Series H-1 (the “Series H-1 Bonds”) and its Subordinate Senior Housing Revenue Bonds (Seasons Lakewood Apartments Project) 2016 Series H-2 (the “Series H-2 Bonds” and together with the Series H-1 Bonds,

the “Bonds”), provided that the aggregate portion of such Bonds issued as federally tax-exempt obligations shall not exceed the Allocation Amount, and loan the proceeds thereof to the Borrower to assist in providing financing for the Project, which will allow the Borrower to reduce the cost of the Project and to assist in providing housing for low income persons;

WHEREAS, the Bonds will be privately placed with America First Multifamily Investors, L.P., or an affiliate thereof (the “Purchaser”), as the purchaser of the Bonds and lender, servicer, disbursing agent and financial monitor with respect to such Bonds;

WHEREAS, there have been prepared and made available to the members of the Team the following documents required for the issuance of the Bonds, and such documents are now in substantial form and appropriate instruments to be executed and delivered for the purposes intended:

(1) Trust Indenture (the “Indenture”), to be entered into between the Authority and Wilmington Trust, National Association, as trustee (the “Trustee”);

(2) Loan Agreement (the “Loan Agreement”), to be entered into between the Authority and the Borrower; and

(3) Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), to be entered into among the Borrower, the Authority and the Trustee.

NOW, THEREFORE, BE IT RESOLVED by the members of the Team, in the name of and on behalf of the Board and the Authority, as follows:

Section 1. The recitals set forth above are true and correct, and the members of the Team hereby find them to be so.

Section 2. Pursuant to the JPA Law and the Indenture, and in accordance with the Housing Law, the Authority is hereby authorized to issue two or more series of Bonds. The Bonds shall be designated as “Golden State Finance Authority Senior Housing Revenue Bonds (Seasons Lakewood Apartments Project) 2016 Series H-1” and “Golden State Finance Authority Subordinate Senior Housing Revenue Bonds (Seasons Lakewood Apartments Project) 2016 Series H-2” with appropriate modifications and series and sub-series designations as necessary, in an aggregate principal amount not to exceed \$12,610,000; provided that the aggregate principal amount of any tax-exempt Bonds issued shall not exceed the Allocation Amount. The Bonds shall be issued in the form set forth in and otherwise in accordance with the Indenture, and shall be executed on behalf of the Authority by the facsimile signature of the Chair of the Board or the manual signature of any Authorized Signatory (as defined below), and attested by the facsimile signature of the Secretary of the Authority, or the manual signature of any Authorized Signatory. The Bonds shall be issued and secured in accordance with the terms of the Indenture, presented to this meeting, as hereinafter approved. Payment of the principal and purchase price of, and redemption premium, if any, and interest on, the Bonds shall be made solely from amounts pledged thereto under the Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the Authority or any Associate Member or any Member of the Board of the Authority (each, a “Member”).

Section 3. The Indenture substantially as in the form presented at this meeting is hereby approved. Any Member, or any other person as may be designated and authorized to sign for the Authority pursuant to a resolution adopted thereby (including, without limitation, the administrative delegates duly authorized pursuant to a Resolution of the Authority, adopted on August 19, 2015) (together with the Members, each such person is referred to herein individually as an “Authorized Signatory”), acting alone, is authorized to execute by manual signature and deliver the Indenture, with

such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof. The date, maturity date or dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

Section 4. The Loan Agreement substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Loan Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 5. The Regulatory Agreement and Declaration of Restrictive Covenants substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Regulatory Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 6. The Bonds, when executed, shall be delivered to the Trustee for authentication. The Trustee is hereby requested and directed to authenticate the Bonds by executing the certificate of authentication of the Trustee appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to or at the direction of the Purchaser, in accordance with written instructions executed and delivered on behalf of the Authority by an Authorized Signatory, which any Authorized Signatory, acting alone, is hereby authorized and directed to execute and deliver such instructions to the Trustee. Such instructions shall provide for the delivery of the Bonds to or at the direction of the Purchaser in accordance with the Indenture upon payment of the purchase price thereof.

Section 7. All actions heretofore taken by the officers and agents of the Authority with respect to the financing of the Project and the sale and issuance of the Bonds are hereby approved, ratified and confirmed, and any Authorized Signatory, acting alone, is hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to a tax certificate, a subordination or intercreditor agreement, any endorsement and/or assignment of the deed of trust and such other documents as described in the Indenture, and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority and otherwise in order to carry out the financing of the Project.

Section 8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, any addition or substitution of security for the Bonds or any redemption of the Bonds, may be given or taken by any Authorized Signatory, as appropriate, without further authorization by the Board, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this Resolution and the financing of the Project; provided such action shall not create any obligation or liability of the Authority other than as provided in the Indenture, and other documents approved herein.

Section 9. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Golden State Finance Authority this November __, 2016.

The undersigned, an Authorized Signatory of the Golden State Finance Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Multi-Family Review and Approval Action Team of the Authority at a duly called meeting of the Multi-Family Review and Approval Action Team of the Authority held in accordance with law on November __, 2016.

By: _____
Authorized Signatory

RESOLUTION NO. 2016-18

A RESOLUTION OF THE GOLDEN STATE FINANCE AUTHORITY AUTHORIZING THE ISSUANCE AND DELIVERY OF SENIOR HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$14,300,000 FOR THE FINANCING OF A SENIOR RENTAL HOUSING PROJECT GENERALLY KNOWN AS HARMONY TERRACE APARTMENTS LOCATED IN SIMI VALLEY, CALIFORNIA; DETERMINING AND PRESCRIBING CERTAIN MATTERS AND APPROVING AND AUTHORIZING THE EXECUTION OF AND DELIVERY OF VARIOUS DOCUMENTS RELATED THERETO; RATIFYING ANY ACTION HERETOFORE TAKEN AND APPROVING RELATED MATTERS IN CONNECTION WITH THE BONDS

WHEREAS, the Golden State Finance Authority (referred to herein as the “Authority”) is authorized by the Joint Powers Act, commencing with Section 6500 of the California Government Code (the “JPA Law”), and its Amended and Restated Joint Exercise of Powers Agreement, dated as of July 1, 1993, as the same may be amended (the “Agreement”), to issue revenue bonds for the purpose of financing, among other things, the construction, acquisition, development and rehabilitation of multifamily rental housing projects in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code (the “Housing Law”);

WHEREAS, Section 7.g of the Agreement provides that the Governing Board of the Authority (the “Board”) has the authority, by resolution, to delegate any of its functions to one or more Delegates (as defined in the Agreement), and to cause any such authorized Delegates to take any actions and execute documents for and in the name and on behalf of the Board or the Authority;

WHEREAS, the Authority adopted Amended and Restated Resolution No. 2015-04 on August 19, 2015, authorizing the delegation of certain authority to review and approve matters relating to the financing of multifamily project applications on behalf of the Authority, including the making of loans and grants by the Authority, the issuance of conduit revenue bonds by the Authority and the execution of all documents relating to such financing on behalf of the Authority to the Authority’s Multi-Family Review and Approval Action Team (the “Team”);

WHEREAS, Harmony Simi Valley AR, L.P., a California limited partnership, and entities related thereto (collectively, the “Borrower”), has requested that the Authority issue and sell revenue bonds to assist in the financing of the acquisition, rehabilitation and development of a 136-unit senior rental housing development located in the City of Simi Valley, County of Ventura, California and known as Harmony Terrace Apartments (the “Project”);

WHEREAS, on October 19, 2016, the Authority received allocations in the amounts of \$14,300,000 (the “Allocation Amount”) from the California Debt Limit Allocation Committee (“CDLAC”) in connection with the Project;

WHEREAS, the County of Ventura is an Associate Member (as defined in the Agreement) of the Authority;

WHEREAS, the Authority is willing to issue not to exceed \$14,300,000 aggregate principal amount of its Senior Housing Revenue Bonds (Harmony Terrace Apartments Project) 2016 Series I-1 (the “Series I-1 Bonds”) and its Subordinate Senior Housing Revenue Bonds (Harmony Terrace Apartments Project) 2016 Series I-2 (the “Series I-2 Bonds” and together with the Series I-1 Bonds, the

“Bonds”), provided that the aggregate portion of such Bonds issued as federally tax-exempt obligations shall not exceed the Allocation Amount, and loan the proceeds thereof to the Borrower to assist in providing financing for the Project, which will allow the Borrower to reduce the cost of the Project and to assist in providing housing for low income persons;

WHEREAS, the Bonds will be privately placed with America First Multifamily Investors, L.P., or an affiliate thereof (the “Purchaser”), as the purchaser of the Bonds and lender, servicer, disbursing agent and financial monitor with respect to such Bonds;

WHEREAS, there have been prepared and made available to the members of the Team the following documents required for the issuance of the Bonds, and such documents are now in substantial form and appropriate instruments to be executed and delivered for the purposes intended:

(1) Trust Indenture (the “Indenture”), to be entered into between the Authority and Wilmington Trust, National Association, as trustee (the “Trustee”);

(2) Loan Agreement (the “Loan Agreement”), to be entered into between the Authority and the Borrower; and

(3) Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), to be entered into among the Borrower, the Authority and the Trustee.

NOW, THEREFORE, BE IT RESOLVED by the members of the Team, in the name of and on behalf of the Board and the Authority, as follows:

Section 1. The recitals set forth above are true and correct, and the members of the Team hereby find them to be so.

Section 2. Pursuant to the JPA Law and the Indenture, and in accordance with the Housing Law, the Authority is hereby authorized to issue two or more series of Bonds. The Bonds shall be designated as “Golden State Finance Authority Senior Housing Revenue Bonds (Harmony Terrace Apartments Project) 2016 Series I-1” and “Golden State Finance Authority Subordinate Senior Housing Revenue Bonds (Harmony Terrace Apartments Project) 2016 Series I-2” with appropriate modifications and series and sub-series designations as necessary, in an aggregate principal amount not to exceed \$14,300,000; provided that the aggregate principal amount of any tax-exempt Bonds issued shall not exceed the Allocation Amount. The Bonds shall be issued in the form set forth in and otherwise in accordance with the Indenture, and shall be executed on behalf of the Authority by the facsimile signature of the Chair of the Board or the manual signature of any Authorized Signatory (as defined below), and attested by the facsimile signature of the Secretary of the Authority, or the manual signature of any Authorized Signatory. The Bonds shall be issued and secured in accordance with the terms of the Indenture, presented to this meeting, as hereinafter approved. Payment of the principal and purchase price of, and redemption premium, if any, and interest on, the Bonds shall be made solely from amounts pledged thereto under the Indenture, and the Bonds shall not be deemed to constitute a debt or liability of the Authority or any Associate Member or any Member of the Board of the Authority (each, a “Member”).

Section 3. The Indenture substantially as in the form presented at this meeting is hereby approved. Any Member, or any other person as may be designated and authorized to sign for the Authority pursuant to a resolution adopted thereby (including, without limitation, the administrative delegates duly authorized pursuant to a Resolution of the Authority, adopted on August 19, 2015) (together with the Members, each such person is referred to herein individually as an “Authorized Signatory”), acting alone, is authorized to execute by manual signature and deliver the Indenture, with

such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof. The date, maturity date or dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

Section 4. The Loan Agreement substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Loan Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 5. The Regulatory Agreement and Declaration of Restrictive Covenants substantially as in the form presented at this meeting is hereby approved. Any Authorized Signatory, acting alone, is authorized to execute by manual signature and deliver the Regulatory Agreement, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this Resolution and as are approved by counsel to the Authority, such approval to be conclusively evidenced by the delivery thereof.

Section 6. The Bonds, when executed, shall be delivered to the Trustee for authentication. The Trustee is hereby requested and directed to authenticate the Bonds by executing the certificate of authentication of the Trustee appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to or at the direction of the Purchaser, in accordance with written instructions executed and delivered on behalf of the Authority by an Authorized Signatory, which any Authorized Signatory, acting alone, is hereby authorized and directed to execute and deliver such instructions to the Trustee. Such instructions shall provide for the delivery of the Bonds to or at the direction of the Purchaser in accordance with the Indenture upon payment of the purchase price thereof.

Section 7. All actions heretofore taken by the officers and agents of the Authority with respect to the financing of the Project and the sale and issuance of the Bonds are hereby approved, ratified and confirmed, and any Authorized Signatory, acting alone, is hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to a tax certificate, a subordination or intercreditor agreement, any endorsement and/or assignment of the deed of trust and such other documents as described in the Indenture, and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority and otherwise in order to carry out the financing of the Project.

Section 8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing that may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project, any addition or substitution of security for the Bonds or any redemption of the Bonds, may be given or taken by any Authorized Signatory, as appropriate, without further authorization by the Board, and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action that such officer may deem necessary or desirable to further the purposes of this Resolution and the financing of the Project; provided such action shall not create any obligation or liability of the Authority other than as provided in the Indenture, and other documents approved herein.

Section 9. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Golden State Finance Authority this November __, 2016.

The undersigned, an Authorized Signatory of the Golden State Finance Authority, DOES HEREBY CERTIFY that the foregoing resolution was duly adopted by the Multi-Family Review and Approval Action Team of the Authority at a duly called meeting of the Multi-Family Review and Approval Action Team of the Authority held in accordance with law on November __, 2016.

By: _____
Authorized Signatory

