

RESOLUTION NO. 2004-002

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON THE DATE OF APR 0 8 2004

**AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF HOUSING
AUTHORITY OF THE CITY OF SACRAMENTO TAXABLE MULTIFAMILY
HOUSING REVENUE BONDS (NORTHPOINTE PARK APARTMENTS) 2003 ISSUE
H-T, AUTHORIZING THE EXECUTION AND DELIVERY OF AMENDED AND
RESTATED DOCUMENTS AND AUTHORIZING THE EXECUTION AND DELIVERY
OF AND APPROVING OTHER RELATED DOCUMENTS AND APPROVING OTHER
RELATED ACTIONS IN CONNECTION THEREWITH**

WHEREAS, Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California, commencing with Section 34200 (the "Act"), authorizes housing authorities to incur indebtedness for the purpose of financing the acquisition, construction, rehabilitation and development of multifamily rental housing facilities to be occupied in part by persons of low and very low income;

WHEREAS, the Housing Authority of the City of Sacramento (the "Authority") hereby finds and declares that it is necessary, essential and a public purpose for the Authority to engage in a program (the "Program") of financing the acquisition, construction and development of multifamily rental housing facilities, and has determined to borrow money for such purpose by the issuance of revenue bonds as authorized by the Act;

WHEREAS, the Authority hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act;

WHEREAS, Northpointe Park Apartments, A California Limited Partnership (the "Borrower"), requested that the Authority issue and sell revenue bonds for the purpose of financing the acquisition, construction and development of a multifamily rental housing project to be commonly known as Northpointe Park Apartments to be located at the Southeast corner of the intersection of Natomas Boulevard and Elkhorn Boulevard, Sacramento, California (the "Project"); and

WHEREAS, on December 9, 2003 the Issuer adopted a resolution (the "Resolution") authorizing the issuance of revenue bonds in connection with the financing of the acquisition, construction and development of the Project; and

WHEREAS, in furtherance of the purposes of the Act and as a part of the Issuer's plan of financing residential housing, the Issuer has issued \$13,695,000 aggregate principal amount of its

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revenue bonds designated "Housing Authority of the City of Sacramento Multifamily Housing Revenue Bonds (Northpointe Park Apartments) 2003 Issue H (the "Issue F Bonds"), the proceeds of which were used to fund a mortgage loan (the "Mortgage Loan") to the Borrower; and

WHEREAS, the "Borrower has requested that the Authority issue and sell an additional series of taxable revenue bonds for the purpose of providing additional financing for the acquisition, construction and development of the Project; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the Bonds and the implementation of the Program as contemplated by this resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:

Section 1. The Authority hereby finds and declares that the above recitals are true and correct.

Section 2. Pursuant to the Act and the Trust Indenture (as hereinafter defined), revenue bonds of the Authority, designated as "Housing Authority of the City of Sacramento Taxable Multifamily Housing Revenue Bonds (Northpointe Park Apartments) 2003 Issue H-T," in aggregate principal amounts not to exceed \$800,000 (the "Issue H-T Bonds," and together with the Issue H Bonds, the "Bonds"), are hereby authorized to be issued. The Issue H-T Bonds shall be executed by the manual or facsimile signature of the Chairperson, Vice Chairperson or Executive Director of the Authority, and attested by the manual or facsimile signature of the Secretary of the Board of the Authority or the Clerk of the Sacramento Housing and Redevelopment Agency (the "Clerk"), in the form set forth in and otherwise in accordance with the Indenture.

Section 3. The following documents with respect to the Bonds (the "Bond Documents") between and/or among the Authority and the institution's named therein, in the forms on file with the Clerk, are hereby approved:

- (a) the amended and restated trust indenture (the "Indenture") between the Authority and Wells Fargo Bank, National Association, as trustee (the "Trustee");
- (b) the amended and restated financing agreement (the "Financing Agreement") among the Authority, the Trustee and the Borrower;
- (c) the amended and restated regulatory agreement and declaration of restrictive covenants (the "Regulatory Agreement") among the Authority, the Trustee and the Borrower;

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- (d) the bond purchase agreement with respect to the Issue H-T Bonds (the "Purchase Contract") among the Authority, the Borrower and Newman & Associates, A Division of GMAC Commercial Holding Capital Markets Corp., (the "Underwriter"); and
- (e) the offering statement (the "Offering Statement") which (i) is hereby authorized to be distributed to persons who may be interested in purchasing the Bonds, and (ii) shall be brought to final form upon the sale of the Bonds, and the Offering Statement which (i) shall be executed on behalf of the Authority by a Designated Officer (as hereinafter defined) and (ii) shall be delivered by the Underwriter to all actual purchasers of the Bonds.

The Chairperson, the Vice Chairperson or the Executive Director of the Authority (the "Designated Officers") are, and each of them acting alone is, hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Documents, and the Secretary of the Board of the Authority or the Clerk is hereby authorized and directed, for and in the name and on behalf of the Authority, to attest the Designated Officer's signature on the Bond Documents, if necessary, in substantially said forms, with such additions thereto or changes therein as are recommended or approved by such officers upon consultation with bond counsel to the Authority, including such additions or changes as are necessary or advisable in accordance with Section 5 hereof (provided that no additions or changes shall authorize an aggregate principal amount of Issue H-T Bonds in excess of \$800,000), the approval of such additions or changes to be conclusively evidenced by the execution and delivery by the Authority of the Bond Documents. The date, maturity 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 and the Subordinate Indenture, as appropriate, as finally executed.

Section 4. The Issue H-T Bonds, when executed, shall be delivered to the Trustee for authentication. The Trustee is hereby requested and directed to authenticate the Issue H-T Bonds by executing the Trustee's certificate of authentication and registration appearing thereon, and to deliver the Issue H-T Bonds, when duly executed and authenticated, to the purchasers thereof in accordance with written instructions executed on behalf of the Authority by one of the Designated Officers, which instructions such officers are, and each of them is, hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver to the Trustee. Such instructions shall provide for the delivery of the Issue H-T Bonds to the purchasers thereof in accordance with the Purchase Contract, upon payment of the purchase price therefor.

Section 5. All actions heretofore taken by the officers and agents of the Authority with respect to the establishment of the Program and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority, including the Designated Officers, are hereby authorized and directed, for and in the name and on behalf of the

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Authority, to do any and all things and take any and all actions, including, but not limited to, determining the principal amount of the Bonds to be issued and delivered and any remarketing provisions with respect thereto, and execute and deliver any and all certificates, agreements and other documents which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds in accordance with this Resolution and resolutions heretofore adopted by the Authority and in order to carry out the Program, including, but not limited to, Subordination Agreement and a LIHTC Agreement required by Freddie Mac, as credit enhancer, to be executed by the Issuer, and any other certificates, agreements, deeds of trust and other documents described in the Indenture, the Financing Agreement, the Regulatory Agreement, the Purchase Contract, the Forward Purchase Contract, the Subordinate Indenture, the Subordinate Loan Agreement and the other documents herein approved and any certificates, agreements or documents as may be necessary to further the purpose hereof, evidence credit support or additional security for the Bonds, but which shall not create any obligation or liability of the Authority other than with respect to the revenues and assets derived from the proceeds of the Bonds.

Section 6. This resolution shall take effect immediately upon its adoption.

Heather Fugo
CHAIR

ATTEST:

A. Concolino
SECRETARY

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