

HOUSING AUTHORITY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 1143

ADOPTED ON JANUARY 15, 2002

A RESOLUTION SETTING FORTH THE AUTHORITY'S OFFICIAL INTENT TO ISSUE MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE VILLA ANDALUCIA APARTMENTS PROJECT AND AUTHORIZING RELATED ACTIONS.

WHEREAS, pursuant to Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California, as amended [the Act], the Housing Authority of the City of San Diego [the Authority] is authorized to issue revenue bonds for the purpose of financing the acquisition, construction, rehabilitation, refinancing, or development of multifamily rental housing and for the provision of capital improvements in connection with and determined necessary to the multifamily rental housing; and

WHEREAS, Chelsea Investment Corp. (or a partnership or limited liability company affiliated with it and/or its principals, which is formed for the purpose of owning Villa Andaluca Apartments) [the Borrower], has requested the Authority to issue and sell multifamily housing revenue bonds [the Bonds] pursuant to the Act for the purpose of financing the acquisition and construction of certain multifamily rental housing developments identified in Exhibit A hereto [the Project]; and

WHEREAS, the Authority, in the course of assisting the Borrower in financing the Project, expects that the Borrower has paid and may pay certain expenditures [the Reimbursement Expenditures] in connection with the Project within the period from the date 60

days prior to the adoption of this Resolution to the date of issuance of the Bonds; and

WHEREAS, Section 1.103-8(a)(5) and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent tax-exempt borrowing; and

WHEREAS, the Authority wishes to declare its intention to authorize the issuance of Bonds for the purpose of financing costs of the Project (including reimbursement of the Reimbursement Expenditures, when so requested by the Borrower upon such terms and condition as may then be agreed upon by the Authority, the Borrower and the purchaser of the Bonds) in an aggregate principal amount not to exceed the amount set forth in Exhibit A; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the California Government Code governs the allocation of the state ceiling among governmental units in the State of California having the authority to issue private activity bonds; and

WHEREAS, Section 8869.85 of the California Government Code requires a local agency desiring an allocation of the state ceiling to file an application with the California Debt Limit Allocation Committee [CDLAC] for such allocation, and the Committee has certain policies that are to be satisfied in connection with any such allocation; NOW, THEREFORE,

BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of San Diego, as follows:

- 1. Finding and Determination. The above recitals, and each of them, are true and correct.

The Authority determines that it is necessary and desirable to provide financing for the Project (including reimbursement of the Reimbursement Expenditures) by the issuance and sale of Bonds pursuant to the Act in an aggregate principal amount not to exceed the amount set forth in Exhibit A, subject to authorization of the issuance of the Bonds by resolution of the Authority at a meeting to be held for such purpose.

2. Declaration of Official Intent. This resolution is being adopted by the Authority solely for purposes of establishing compliance with the requirements of Section 1.103-8(a)(5) and Section 1.150-2 of the Treasury Regulations. In such regard, the Authority declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, and nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority, the City or any officer or agent of the City will grant any such approval, consent or permit that may be required in connection with the acquisition and rehabilitation of the Project, or that either the Authority or the City will make any expenditure, incur any indebtedness, or proceed with the financing of the Project.

3. Application to CDLAC. The officers and/or the program managers of the Authority are authorized and directed to apply to CDLAC (Round I and, if necessary, subsequent rounds of the 2002 calendar year) for an allocation from the state ceiling of private activity bonds to be issued by the Authority for the Project in an amount not to exceed the amount set forth in Exhibit A, and to take any and all other actions as may be necessary or appropriate in connection with such application, including but not limited to the payment of fees, the posting of deposits and the provision of certificates, and any such actions heretofore taken by such officers and program

managers are hereby ratified, approved and confirmed.

4. This resolution shall take effect immediately upon its adoption.

APPROVED: CASEY GWINN, General Counsel

By _____

Prescilla Dugard

Deputy Counsel

PD:cdk

12/18/01

Or.Dept:SDHC

HA-2002-30

EXHIBIT A

DESCRIPTION OF THE VILLA ANDALUCIA PROJECT

Project Location	Number of Units	Maximum Bond Amount
------------------	-----------------	---------------------

At the intersection of Rancho Santa Fe Farms Road and Caminito Mendiola (south side of State Route 56) in the Pacific Highlands Ranch Planning subarea of the North City, San Diego, CA	32	\$ 2,500,000
---	----	--------------