

HOUSING AUTHORITY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 1148

ADOPTED ON APRIL 2, 2002

A RESOLUTION SETTING FORTH THE AUTHORITY'S OFFICIAL INTENT TO ISSUE MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE PROPOSED WINDWOOD VILLAGE 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 Corporation [Chelsea] has requested that the Authority issue and sell multifamily housing revenue bonds [the Bonds] pursuant to the Act for the purpose of financing the acquisition and construction by Chelsea, or a partnership or limited liability company to be formed by Chelsea for the purpose of owning the proposed facility [the Borrower], of a certain proposed multifamily rental housing development identified in the attached Exhibit A [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 which is 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 United States Treasury Regulations [the Treasury Regulations] require the Authority to declare its reasonable official intent to reimburse the Reimbursement Expenditures for the Project with proceeds of a subsequent tax-exempt borrowing if the proceeds of the borrowing are to be used to finance the Reimbursement Expenditures; and

WHEREAS, the Authority wishes to declare its intention to authorize the issuance of the 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 conditions 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 \$7,500,000, as 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 [the state ceiling] 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 for a particular financing to file an application with the California Debt Limit Allocation Committee [CDLAC] for such an allocation, and CDLAC 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 the Bonds pursuant to the Act in an aggregate principal amount not to exceed \$7,500,000, as set forth in Exhibit A, subject to authorization of the issuance of the Bonds by resolution of the Authority adopted at a meeting of the Authority 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 that regard, the Authority declares its official intent to use proceeds of the Bonds to reimburse the Reimbursement Expenditures. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, and nothing contained in this Resolution shall be construed to signify that the Project complies with any applicable planning, zoning, subdivision and building laws and ordinances or to suggest that the Authority, the City of San Diego [the City] or any officer or agent of the Authority or the City will grant any such approval, consent or permit that may be required in connection with the acquisition and construction 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 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

\$7,500,000, as 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 previously taken by such officers and program managers are ratified by this Resolution. Because the amount of private activity bond allocation is limited, such officers and/or program managers of the Authority are also authorized to resubmit the application to CDLAC one or more times in the event the application is denied by CDLAC.

4. Effectiveness of Resolution. This Resolution shall take effect immediately upon its adoption.

APPROVED: CASEY GWINN, General Counsel

By: \_\_\_\_\_  
Prescilla Dugard  
Deputy Counsel

PD:cdk  
03/19/02  
Orig.Dept.: SDHC  
HA-2002-36