

(HA-85-14)

HOUSING AUTHORITY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 00374

ADOPTED ON JULY 9, 1985

A RESOLUTION AUTHORIZING THE ISSUANCE, SALE
AND DELIVERY OF MULTIFAMILY HOUSING REVENUE
BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$42,000,000 FOR THE PURPOSE OF MAKING A
DEVELOPMENT LOAN TO PROVIDE FUNDS FOR THE
CONSTRUCTION AND PERMANENT FINANCING OF THE
COST OF DEVELOPING A MULTIFAMILY RENTAL
HOUSING DEVELOPMENT, DETERMINING AND
PRESCRIBING CERTAIN MATTERS RELATING THERETO,
AND APPROVING AND AUTHORIZING THE EXECUTION OF
RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, the Housing Authority of The City of San Diego (the
"Authority") is authorized pursuant to the provisions of Chapter
1 of Part 2 of the Health and Safety Code of the State of

California, as amended (the "Law") to issue revenue bonds for the purpose of making loans or otherwise providing funds to finance the development of multifamily rental housing in order to meet a substantial housing need identified in the community; and

WHEREAS, the Authority desires to engage in a program (the "Program") of financing the development of a multifamily rental housing development to be known as Mirada at La Jolla Colony Apartments (the "Development") and in order to do so intends to sell and issue not to exceed \$42,000,000 of its Multifamily Housing Revenue Bonds, 1985 Issue F (Mirada at La Jolla Colony Apartments) (the "Bonds"); and

WHEREAS, the Board of Commissioners of the Authority has now determined to provide financing for the Development for the purpose, among others, of providing housing for low and moderate income persons or families; and

WHEREAS, there have been prepared and presented to the Board of Commissioners of the Authority for consideration at this meeting the following instruments:

- (1) The form of Indenture, including the form of Bond;
- (2) The form of Residential Development Financing Agreement;
- (3) The form of Regulatory Agreement;
- (4) The form of Guaranty Agreement;
- (5) The form of Bond Purchase Agreement;

(6) The form of Official Statement relating to the Bonds;
and

(7) The form of Administration Agreement relating to the
Program; and

WHEREAS, it appears that each of the documents and
instruments above referred to which are now before this meeting
is in appropriate form and is an appropriate instrument to be
executed and delivered for the purposes intended; and

WHEREAS, Newman and Associates, Inc. (the "Underwriter") has
expressed its intention to purchase the Bonds, and the Board of
Commissioners finds that the public interest and necessity
require that the Authority at this time make arrangements for the
sale of the Bonds; and

WHEREAS, pursuant to Section 103(k) of the Internal Revenue
Code of 1954, as amended, this Board of Commissioners has held a
public hearing regarding the issuance of the Bonds and now
desires to authorize the issuance of the Bonds; NOW, THEREFORE,

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

Section 1. Finding and Determination. It is hereby found
and determined that it is necessary and desirable for the
Authority to provide the financing for the Development through
the issuance and sale of the Bonds in order to assist in the

development of the type of dwelling units to be provided by the Development.

Section 2. Authorization of the Bonds. For the purpose of raising moneys with which to effectuate the construction and permanent financing of the Development, the Authority hereby determines to issue the Bonds, in a principal amount not to exceed \$42,000,000, said principal amount to be such amount as is necessary to make a loan (the "Loan") for the Development, such Bonds bearing interest at a rate not to exceed twelve percent (12%) per annum, and maturing as provided in the Indenture, but not later than 30 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be limited obligations of the Authority and shall be payable as to principal and interest, and the obligations of the Authority under the Indenture shall be paid and satisfied, solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

Section 3. Execution and Delivery of the Bonds. The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chairman or Vice Chairman, and the

official seal of the Authority, or a facsimile thereof, shall be impressed or imprinted thereon and attested with the manual or facsimile signature of the Secretary or a deputy Secretary.

Section 4. Approval of Indenture. To provide for the details of the Bonds, and to prescribe the terms and conditions upon which they are to be issued, secured, executed, authenticated and held and upon which the Loan is to be made and serviced, the Executive Director and the Secretary or a deputy Secretary, or the designee of any such officer (such officer and any of his or her respective designees are hereafter referred to as the "Designated Officers") are each hereby authorized to execute and deliver the Indenture, a copy of which is on file in the office of the Executive Director as Document No. 00308, in substantially the form presented to this meeting or with such changes as may be approved by the Designated Officers executing the same, upon consultation with the General Counsel to the Authority, their execution thereof to constitute conclusive evidence of their approval of all changes from the form of Indenture presented to this meeting, which form of Indenture is hereby in all respects approved and incorporated by reference and made a part hereof.

Section 5. Approval of Residential Development Financing Agreement. To provide for the details of the making of the Loan

the Designated Officers are each hereby authorized to execute and deliver the Residential Development Financing Agreement, a copy of which is on file in the office of the Executive Director as Document No. 00309, in substantially the form presented to this meeting or with such changes as may be approved by the Designated Officers executing the same, upon consultation with the General Counsel to the Authority, their execution thereof to constitute conclusive evidence of their approval of all changes from the form of Residential Development Financing Agreement presented to this meeting, which form of Residential Development Financing Agreement is hereby in all respects approved and incorporated by reference and made a part hereof.

Section 6. Approval of Regulatory Agreement. To provide for the details of the terms of the Loan, and the duties and obligations of Crow Mubén La Jolla Partners, Ltd., a Texas limited partnership, as the owner of the Development, the Designated Officers are each hereby authorized to execute the Regulatory Agreement, a copy of which is on file in the office of the Executive Director as Document No. 00310, in substantially the form presented to this meeting or with such changes as may be approved by the Designated Officers executing the same, upon consultation with the General Counsel to the Authority, their execution thereof to constitute conclusive evidence of their

approval of all changes from the form of Regulatory Agreement presented to this meeting, which form of Regulatory Agreement is in all respects approved and incorporated by reference and made a part hereof.

Section 7. Approval of Guaranty Agreement. To provide for the details of a guaranty by the Mutual Benefit Life Insurance Company of the obligation of the Owner to repay the Loan the Designated Officers are each hereby authorized to execute and deliver the Guaranty Agreement, a copy of which is on file in the office of the Executive Director as Document No. 00311, in substantially the form presented to this meeting or with such changes as may be approved by the Designated Officers executing the same, upon consultation with the General Counsel to the Authority, their executing thereof to constitute conclusive evidence of their approval of all changes from the form of Guaranty Agreement presented to this meeting, which form of Guaranty Agreement is hereby in all respects approved and incorporated by reference and made a part hereof.

Section 8. Approval of Bond Purchase Agreement. The form of Bond Purchase Agreement presented to this meeting, a copy of which is on file in the office of the Executive Director as Document No. 00312, is hereby approved in all respects and incorporated herein by reference and made a part hereof, and the

Designated Officers are each hereby authorized to execute and deliver to the Underwriter a Bond Purchase Agreement in substantially such form or with such changes as may be approved by the Designated Officer executing the same, upon consultation with the General Counsel to the Authority, such execution to constitute conclusive evidence of their approval of all changes from the form of Bond Purchase Agreement presented to this meeting, which form of Bond Purchase Agreement is in all respects approved and incorporated by reference and made a part hereof.

Section 9. Approval of Official Statement. The form of Official Statement presented to this meeting, a copy of which is on file in the office of the Executive Director as Document No. 00313, is hereby in all respects approved and incorporated herein by reference and made a part hereof, and the Designated Officers are each hereby authorized to execute and deliver an Official Statement in substantially such form or with such changes therein as may be approved by the Designated Officer executing the same, upon consultation with the General Counsel to the Authority, such execution to constitute conclusive evidence of the approval by such officer of all changes from the form of Official Statement presented to this meeting, which form of Official Statement is in all respects approved and incorporated by reference and made a part hereof.

Section 10. Approval of Administration Agreement. The form of Administration Agreement by and between the Authority and the San Diego Housing Commission, substantially in the form submitted to this meeting, a copy of which is on file in the office of the Executive Director as Document No. 00314, is hereby approved, and the Designated Officers are each hereby authorized to execute and deliver an Administration Agreement in substantially such form or with such changes therein as may be approved by the Designated Officer executing the same, upon consultation with the General Counsel to the Authority, such execution to constitute conclusive evidence of the approval by such officer of all changes from the form of Administration Agreement presented to this meeting, which form of Administration Agreement is in all respects approved and incorporated by reference and made a part hereof.

Section 11. Crow Muben La Jolla Partners, Ltd. is hereby approved as the owner of the Development.

Section 12. Actions Ratified and Authorized. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the Designated Officers are hereby authorized, 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 those described in the Bond Purchase Agreement, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and the making of the Loan in accordance with the Law and this resolution.

Section 13. Conflicting Resolutions Repealed. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 14. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any remaining provisions of this resolution.

Section 15. Non-feasibility of Requiring 50% of Median Income Tenants. This Board of Commissioners hereby finds and determines that it is not economically feasible to require reservation of half of the units in the Development for occupancy on a priority basis by individuals and families whose adjusted gross income does not exceed 50% of the median gross income for the area, in accordance with Section 34312.3(c)(2) of the Law.

Section 16. Designation of Deputy Secretary. The Executive Secretary to the Executive Director of the Housing Authority is hereby designated as a deputy secretary of the Housing Authority.

Section 17. Effective Date. This resolution shall take effect immediately upon its adoption.

APPROVED: John W. Witt, General Counsel

By

Harold O. Valderhaug

Deputy Counsel

HOV:ps:559

06/19/85

Or.Dept:Hsg.Comm.

HA-85-14

D00308-D00314