

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING THE ISSUANCE, SALE AND
DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS
OF THE HOUSING AUTHORITY OF THE CITY OF CHULA
VISTA FOR MILLENIA SENIOR AFFORDABLE APARTMENTS

WHEREAS, the Housing Authority of the City of Chula Vista (the “Authority”) intends to issue not to exceed \$21,700,000 aggregate principal amount of multifamily housing revenue bonds (the “Bonds”) to finance the acquisition and development of approximately 123 units of a multifamily rental housing project for seniors (the “Project”) located near the southwest corner of Birch Road and Eastlake Parkway within the Otay Ranch Millenia master planned community in the City of Chula Vista, California (the “City”); and

WHEREAS, the Project will be owned and/or operated by Chelsea Investment Corporation, or another limited partnership affiliated with Chelsea Investment Corporation (the “Owner”); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), the Bonds are required to be approved, following a public hearing, by an elected representative of the governmental unit having jurisdiction over the area in which the Project is located; and

WHEREAS, the Project is located wholly within the geographic jurisdiction of the City; and

WHEREAS, the City Council (the “City Council”) is the elected legislative body of the City; and

WHEREAS, the City caused a notice to appear in the Star News, which is a newspaper of general circulation in the City, on November 28, 2014 to the effect that a public hearing was held by the City Council on December 16, 2014, whereby the City Council authorized the issuance sale and delivery of the Bonds by the Authority in an aggregate amount of \$16,981,000; and

WHEREAS, since such time, construction plans and costs estimates for the Project have been advanced, construction costs have escalated and lender requirements have changed, the Project requires additional financing offered through the issuance of the Bonds, approximately \$4,719,000.

WHEREAS, the City has caused a notice to appear in the San Diego Union Tribune, which is a newspaper of general circulation in the City, on September 28, 2015 to the effect that a public hearing would be held by the City Council on October 13, 2015, regarding the issuance of the Bonds by the Authority; and

WHEREAS, on October 13, 2015, the City Council held said public hearing, at which time an opportunity was provided to present arguments both for and against the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chula Vista, as follows:

Section 1. The City Council does hereby find and declare that the above recitals are true and correct.

Section 2. Pursuant to Section 147(f) of the Code, the City Council hereby approves the issuance of the Bonds by the Authority in one or more series, in an aggregate principal amount not to exceed \$21,700,000 and with a final maturity not later than 45 years from the date of issuance to finance the acquisition, construction and equipping of the Project. It is the purpose and intent of the City Council that this Resolution constitutes approval of the issuance of the Bonds by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f).

Section 3. This Resolution shall take effect from and after its adoption.

Presented by

Approved as to form by

Kelly Broughton
Director of Development Services

Glen R. Googins
City Attorney