

(HA-86-21)
HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 00397
ADOPTED ON JULY 15, 1986

WHEREAS, The City of San Diego has authorized the conveyance of City owned Sites 2A, 3A, 300, 600 and 639 to the Housing Authority for the purposes of development and operation of approximately 40 two-bedroom, one bath, low and moderate income rental units; and

WHEREAS, the Baker/Walsh Partnership obtained the right to lease and develop Sites 2A, 3A, 300, 600 and 639 through an RFP process; and

WHEREAS, the Housing Authority has approved the form of Ground Lease, and an Option Agreement for Sites 2A, 3A, 300, 600 and 639 was executed on May 7, 1984, between the Housing Authority and Baker/Walsh Partnership; and

WHEREAS, Sites 2A, 3A, 600 and 639, under the Option Agreement, are under lease, completed and almost all are occupied; and

WHEREAS, the preparation and planning for Site 300 was delayed, taking longer than the parties anticipated, and the original Option Agreement covering Site 300 expired before a Ground Lease for the development and operation of the Site could be executed; and

WHEREAS, the developer, John B. Walsh, has proceeded in good faith to prepare the site for a 32-unit project, acquiring adjacent land, deeding hillsides to the City, processing a street vacation and obtaining bond financing in the amount of \$1.07 million; and

WHEREAS, to properly execute a Ground Lease and commence construction, a second Option Agreement between the Housing Authority and John B. Walsh must be executed; NOW, THEREFORE,

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

1. The Executive Director of the Housing Authority is hereby authorized and directed to execute a second Option Agreement on behalf of the Housing Authority with John B. Walsh, for the lease and development of Site 300, a copy of which Option Agreement is on file in the office of the Secretary as Document No. 00407; and

2. The form of the Option Agreement shall be identical to the Option Agreement previously executed for Site 300, with the exception that the Optionee shall be John B. Walsh as an individual rather than as Baker/Walsh Partnership, and that lease payments under the approved form of Ground Lease shall commence on August 3, 1987, which is the same commencement date as the other four sites currently under lease, and that said Option Agreement shall be executed substantially in the form as attached hereto.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ps:559

06/30/86

Or.Dept:Hsg.Comm.

HA-86-21

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